



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: LUP100-2022

Permit Type: Structure
Permit Date: 04/18/2022

Applicant

Name:
Business: ARKA Monterey Park LLC
Address: 1800 Rulon White Dr.
Ogden, UT 84401
Phone: 801-479-1500

Owner

Name: Same as Applicant
Business:
Address: , UT
Phone:

Parcel

Parcel: 191740001
Zoning: M-1 **Area:** 3.26 **Sq Ft:** **Lot(s):** 49 **Subdivision:** Weber Industrial Park Pla
Address: , UT **T - R - S - QS:** 7N - 2W - 36 - SE

Proposal

Proposed Structure: Personal Storage Facili **Building Footprint:** 82000
Proposed Structure Height: 18 **Max Structure Height in Zone:**
of Dwelling Units: 0 **# of Accessory Bldgs:** 4
Off Street Parking Reqd: 5 ***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 Reqd. ? No **Meet Zone Area Frontage?** Yes
> 200 ft from paved Road? No **Hillside Review Reqd?** No N/A
Culinary Water District: Bona Vista Water Impr **Waste Water System:** Central Weber Sewer

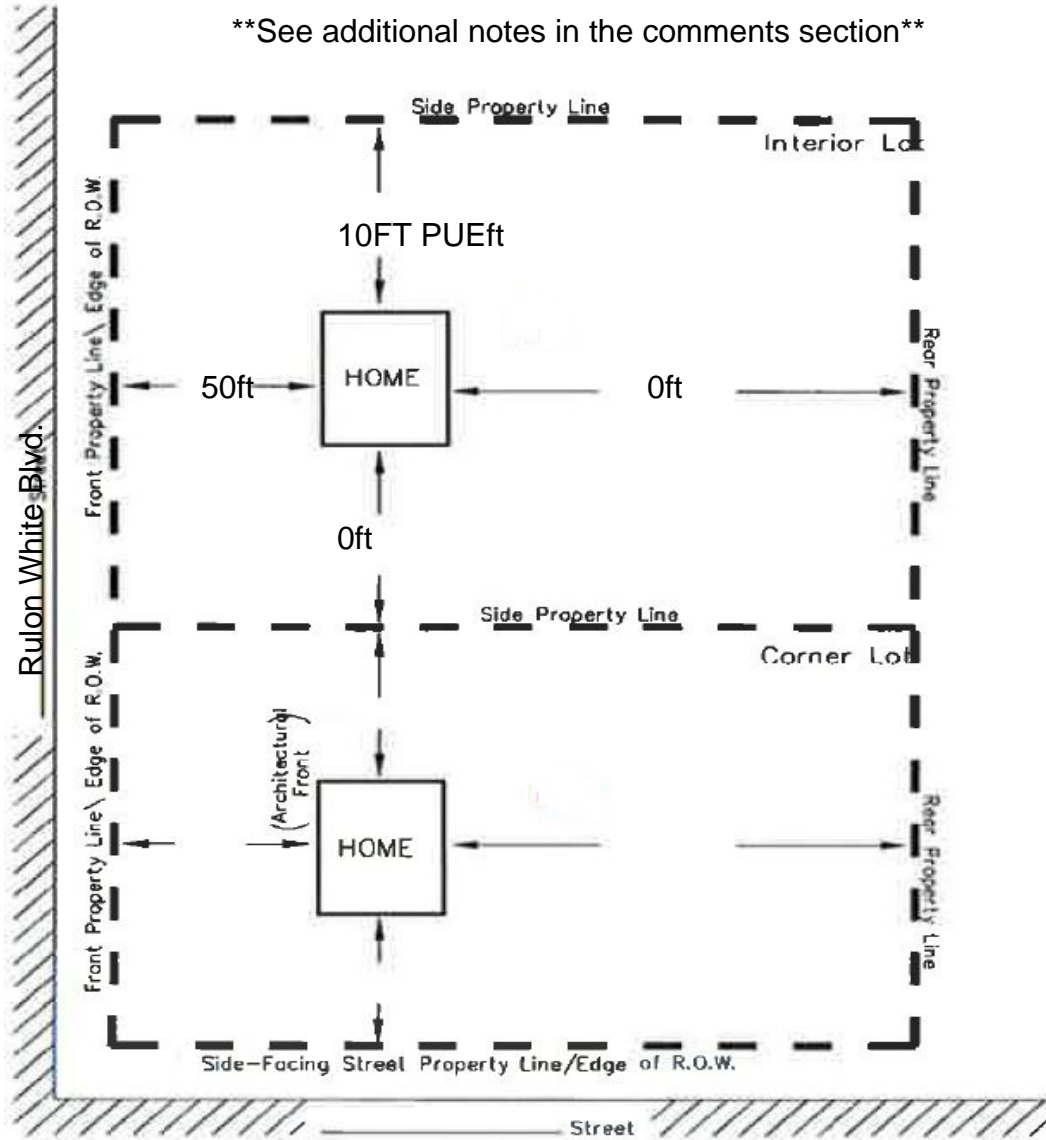
Comments

This land use permit has been issued pursuant to the Design Review approval granted by the Western Weber Planning Commission during their August 10, 2021 meeting and the satisfaction of all associated conditions of approval. This land use permit now allows the applicant to submit a formal building permit application with the Weber County Building Inspection Department so long as the proposed building plans are consistent with the granted design review approval.

Land Use Permit

Structure Setback Graphic: New Dwelling, Addition, Etc.

****See additional notes in the comments section****



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

04/18/2022

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

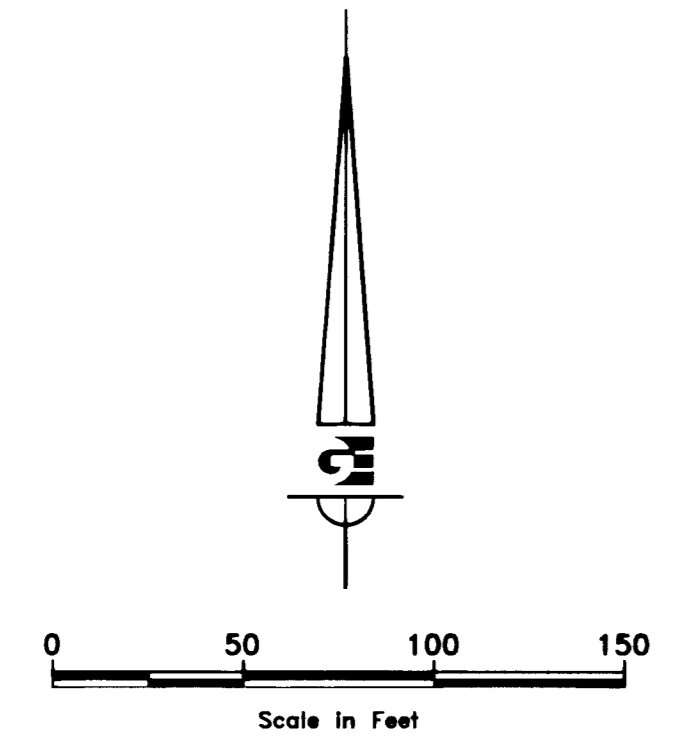
Date

WEBER INDUSTRIAL PARK PLAT "B"

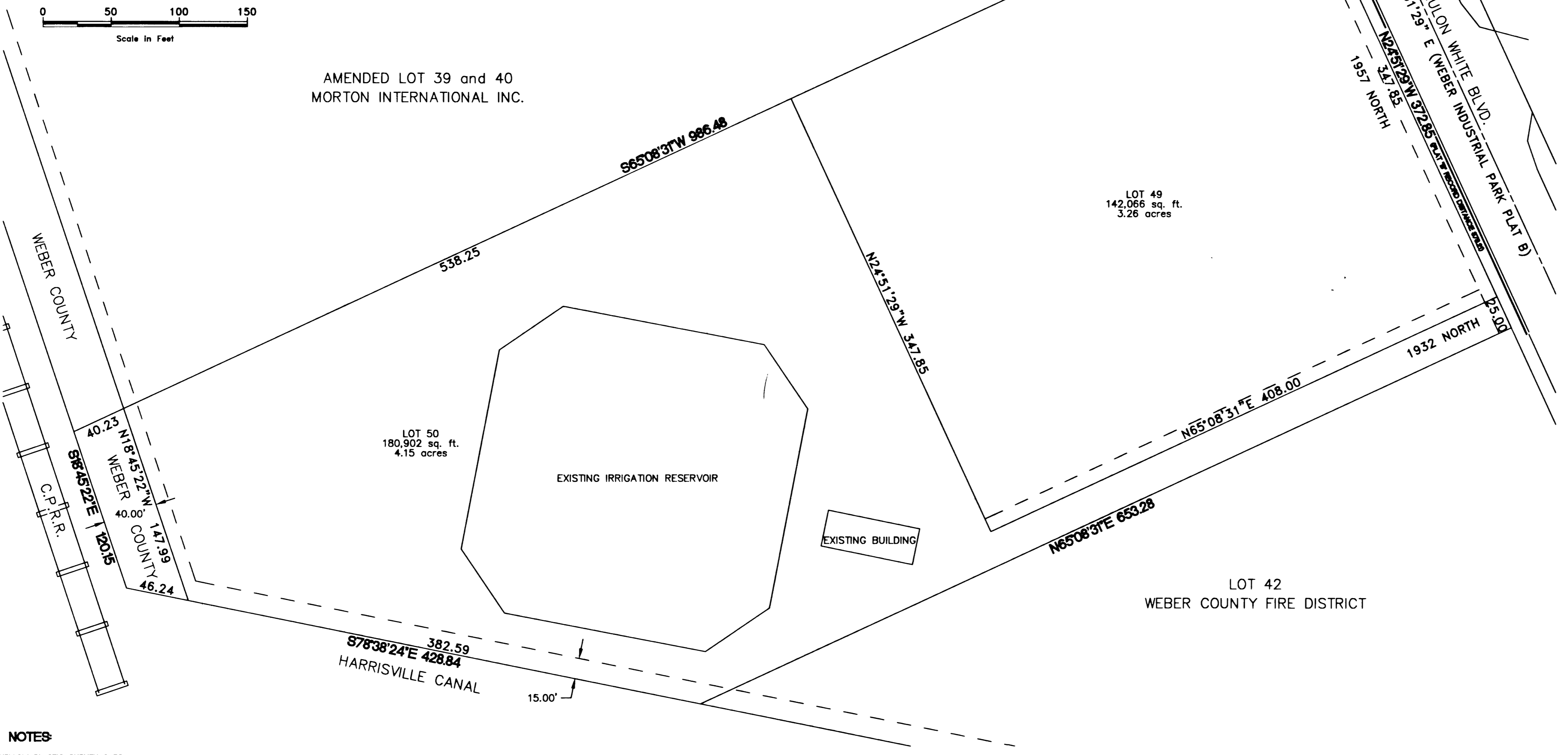
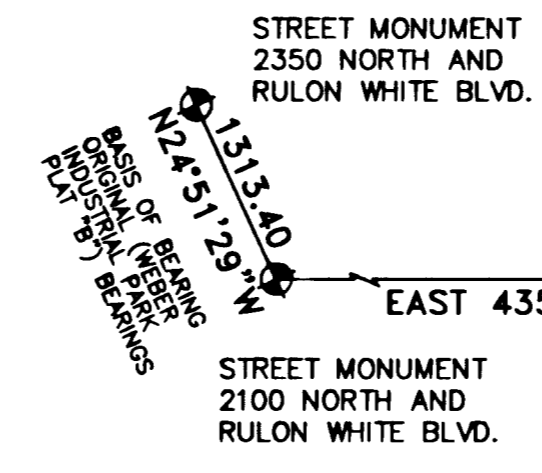
SUBDIVISION OF LOT 41

PART OF THE SOUTHEAST 1/4 OF SECTION 36
T7N, R2W, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH

JUNE 2002



AMENDED LOT 39 and 40
MORTON INTERNATIONAL INC.



NOTES:
#5 WEBER AND YELLOW PLASTIC SURVEY CAPS (GARDNER ENG. LS 154270) TO BE SET AT ALL REAR PROPERTY CORNERS
#1 NAILS TO BE SET IN CURB AT ALL FRONT PROPERTY CORNERS
10' PUBLIC UTILITY EASEMENT TYPICAL AS SHOWN UNLESS OTHERWISE NOTED.

NARRATIVE
THIS SURVEY AND SUBSEQUENT SUBDIVISION PLAT WERE COMPLETED AT THE REQUEST OF THE "WEBER/BOX ELDER CONSERVATION DISTRICT" FOR THE PURPOSE OF SUBDIVIDING THEIR PROPERTY TO CREATE TWO LOTS.

DEVELOPER:
WEBER/BOX ELDER CONSERVATION DISTRICT
TEREL H. GRIMLEY
GENERAL MANAGER
801-821-8555

SURVEYOR'S CERTIFICATE

I, KEN E GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

BOUNDARY DESCRIPTION

ALL OF LOT 41 OF WEBER INDUSTRIAL PARK PLAT "B", WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPTING THEREFROM THE WEST 40 FEET OF SAID LOT 41 OWNED BY WEBER COUNTY AS SHOWN ON PLAT.



8/7/2002
DATE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:
SUBDIVISION OF LOT 41 OF WEBER INDUSTRIAL PARK PLAT "B"

AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 21st DAY OF August, 2002

Dale Valcarlos
WEBER/BOX ELDER CONSERVATION DISTRICT
TEREL H. GRIMLEY
GENERAL MANAGER
Office Manager
Secretary

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 21st DAY OF August, 2002
Joan Helms
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE AND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OBLIGATIONS ASSOCIATED THEREWITH.
SIGNED THIS 7th DAY OF August, 2002
Ken E. Gardner
REGISTERED LAND SURVEYOR

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH
THIS 13th DAY OF August, 2002
John H. Smith
CHAIRMAN, WEBER COUNTY COMMISSION

ACKNOWLEDGMENT
STATE OF UTAH)
) SS
COUNTY OF WEBER)
ON THIS _____ DAY OF _____, 2002
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, ONE (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

ACKNOWLEDGMENT (L.C.)
STATE OF UTAH)
) SS
COUNTY OF WEBER)
ON THE 21st DAY OF August, 2002, PERSONALLY APPEARED BEFORE ME *Dale Valcarlos* WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF *Webel/Box Elder Conservation District L.C.* AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.C. BY A RESOLUTION OF ITS MEMBERS AND *Dale Valcarlos* ACKNOWLEDGED TO ME THAT SAID L.C. EXECUTED THE SAME.
Sherri Sillitoe
NOTARY PUBLIC

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 2002
SIGNATURE

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS 7th DAY OF Aug., 2002
Curtis Christensen
SIGNATURE

TITLE: *Admin. Assistant*
ATTEST: *Fatima Bradford*

STAMP: NOTARY PUBLIC

NOTARY PUBLIC
Sherri Sillitoe
5875 S. ADAMS AVE.
PARKWAY, SUITE 200
OGDEN, UT 84405
(801) 478-0202

Prepared By: *Gardner Engineering*
COUNTY RECORDER
ENTRY NO. 154270-EE PAID \$22.00 FILED FOR RECORD AND RECORDED 21-AUG-02, AT 3:43 P.M. IN BOOK 51 OF OFFICIAL RECORDS, PAGE 32 RECORDED FOR PINNACULAR WATER
Doug Crofts
COUNTY RECORDER
BY: *J. Smith*
DEPUTY



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

August 10, 2021

Bailey V Properties LLC ½ Etal
ATTN: John Hansen
1957 North Rulon White Blvd.
Ogden, UT 84404

Case Number: Design Review (DR 2021-05)

You are hereby notified that your Design Review application for the proposed Weber Storage Sheds was conditionally approved by the Western Weber Planning Commission in a public meeting held on August 10, 2021. This approval was made subject to the following conditions:

1. A deferral agreement must be signed and recorded by the applicant to ensure that a sidewalk is installed along the entire property line that abuts Rulon White Blvd. at a time that is desired by the County.
2. Any future proposed signage will need to be reviewed through a separate design-review application.
3. The landscaping plan will need to be revised to remove plantings from the access pathway leading to the crash gate.

The recommendation for approval is based on the following findings:

1. The proposal complies with applicable County codes.
2. The proposed project conforms to the 2003 West Central General Plan.

This notice serves as the final decision on this design review application. Conditions of approval must be satisfied prior to the issuance of a Land Use Permit.

Sincerely,

Scott Perkes, AICP
Planner III - Weber County Planning Division
801-399-8772
sperkes@webercountyutah.gov

The decision of the Planning Division may be appealed to the Board of Adjustment by filing such appeal within 15 days after the issuance of this written decision.