

E 2745824 B 5785 P 222-224
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/06/2013 09:43 AM
FEE \$0.00 Pgs: 3
DEP RT REC'D FOR BOUNTIFUL CITY

WHEN RECORDED, RETURN TO:

Aric A. Jensen
Bountiful City Planning
790 South 100 East
Bountiful, Utah 84010

RETURNED
JUN 06 2013

**City of Bountiful, Utah
Conditional Use Permit**

This conditional use permit affects the following real property located in Bountiful City, Davis County, Utah, which is identified as Tax Parcel# 03-025-0084, and more specifically as:

BEG 140 FT S & 32.2 RODS E FR SW CORNER SEC 19-T2N-R1E, SLM; W 215.25 FT;
S 375 FT; E 215.25 FT; N 375 FT TO BEG. CONT. 1.847 ACRES

A public hearing was held on March 19 and April 16, 2013, at Bountiful City Hall to consider the request of Adam Hawkes, representing the property owners 500 South Bountiful, L.C., for a Conditional Use Permit allowing a fast food restaurant with a drive through facility at 416 West 500 South, Bountiful, Utah, and more specifically as shown on the attached map. The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Planning Commission makes the following findings:

1. This matter is properly heard before, and within the jurisdiction of, the Bountiful City Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request to operate a fast food restaurant with a drive through meets the letter and the intent of the specific requirements in §14-2-506 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.


Subject strictly to the conditions stated herein, the Bountiful City Planning Commission hereby grants this Conditional Use Permit for the construction and operation of a fast food restaurant with a drive through at 416 West 500 South, Bountiful, Utah, with the following conditions:

1. The fast food restaurant with a drive through facility must be constructed in conformity with the attached site plan, building elevations, other submitted plans, and all applicable zoning ordinances and building codes.
2. The parking configuration for the entire 1.85 acre parcel must be implemented as shown on Sheet AS100, a copy of which is attached.
3. The onsite storm drain system must be approved or revised as required by the Bountiful City Engineer.

4. UDOT must grant written approval for the driveway modifications on 500 South.
5. All signs and landscaping must be approved for sight distance traffic safety by the Bountiful City Engineer.
6. NOTICE: Due to parking requirements under the Bountiful City Land Use Ordinance, this Conditional Use Permit with its approved site plan limits or may limit the use and type of businesses that can be located in any or all of the buildings within the commercial complex at 416 West 500 South, now and in the future.

This approval does not limit the right of the property owner to make future requests of the City, nor does it abrogate the right of the City to consider and grant or deny future approvals.

The Conditional Use Permit was approved on April 16, 2013, and this written form was approved this 7th day of May, 2013.




Thomas G. Smith
Planning Commission Chairman



ATTEST: Connie Feil
Recording Secretary

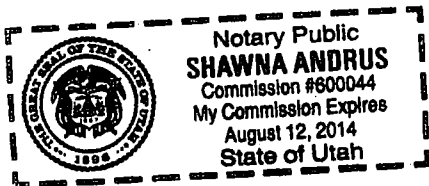
County of Davis
State of Utah

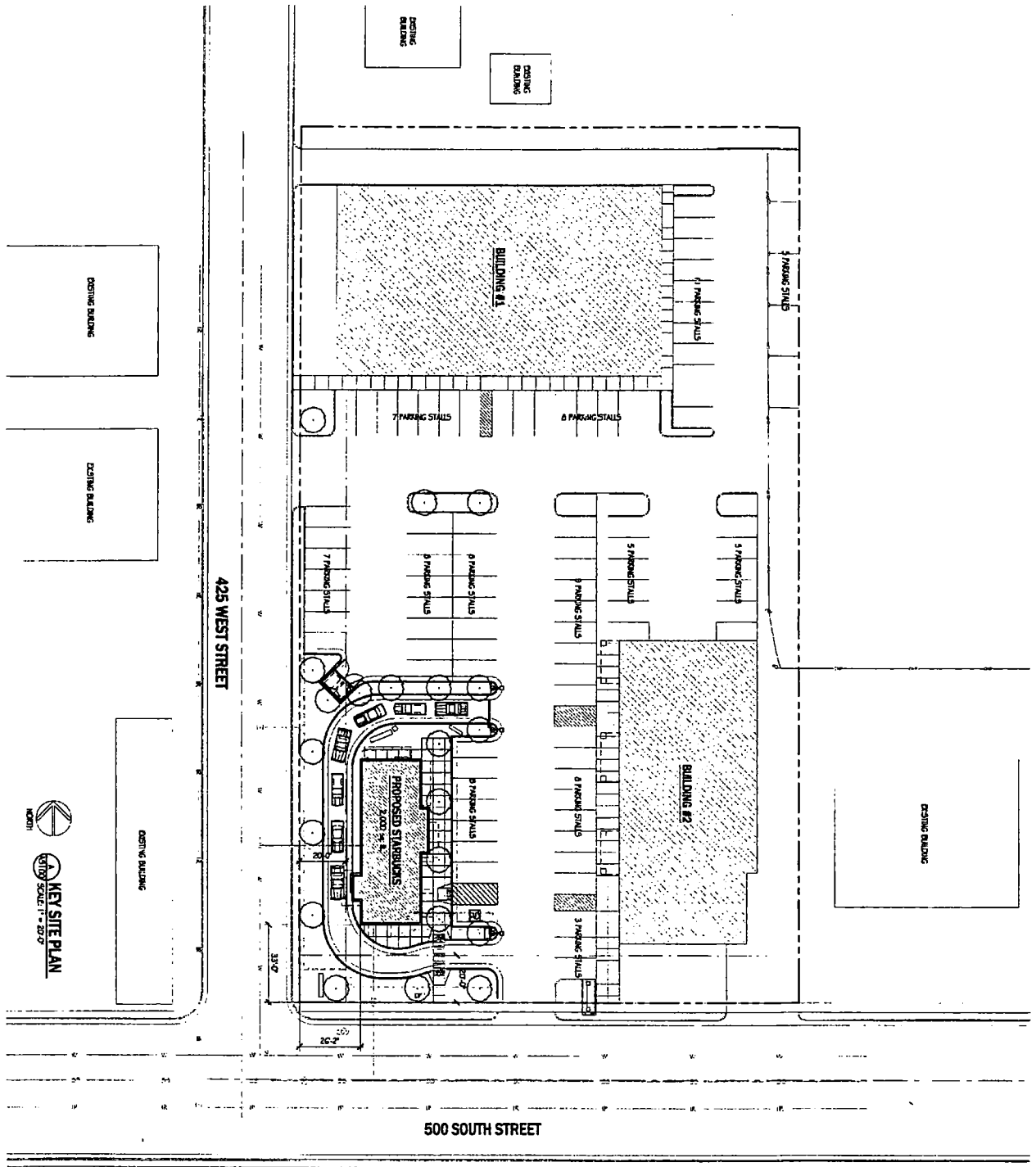
The foregoing instrument was acknowledged before me this 23rd day of May, 2013, by Thomas G. Smith and Connie Feil.



Notary Public

My commission expires:





500 SOUTH STREET

425 WEST STREET

KEY SITE PLAN
SCALE: 1" = 20'-0"

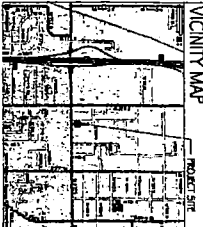
LOADING & PARKING REQUIREMENTS

USE	VEHICLE TYPE	VEHICLES	LOADING
RESTAURANT	TRUCK	10.0%	1.0%
RESTAURANT	PICKUP	10.0%	1.0%
RESTAURANT	CAR	10.0%	1.0%
RESTAURANT	MOTORCYCLE	10.0%	1.0%
RESTAURANT	BICYCLE	10.0%	1.0%
RESTAURANT	SCOOTER	10.0%	1.0%
RESTAURANT	TRAMPOLINE	10.0%	1.0%
RESTAURANT	SWINGSET	10.0%	1.0%
RESTAURANT	SLIPSTREAM	10.0%	1.0%
RESTAURANT	WATERGUN	10.0%	1.0%
RESTAURANT	SLIPSTREAM	10.0%	1.0%
RESTAURANT	WATERGUN	10.0%	1.0%

TYPE	AREA	PERCENT	PERCENT
EXISTING BUILDING	2,000 sq. ft.	10.0%	1.0%
EXISTING BUILDING	1,500 sq. ft.	7.5%	0.75%
EXISTING BUILDING	1,000 sq. ft.	5.0%	0.5%
EXISTING BUILDING	500 sq. ft.	2.5%	0.25%
EXISTING BUILDING	200 sq. ft.	1.0%	0.1%
EXISTING BUILDING	100 sq. ft.	0.5%	0.05%

TYPE	AREA	PERCENT	PERCENT
EXISTING BUILDING	2,000 sq. ft.	10.0%	1.0%
EXISTING BUILDING	1,500 sq. ft.	7.5%	0.75%
EXISTING BUILDING	1,000 sq. ft.	5.0%	0.5%
EXISTING BUILDING	500 sq. ft.	2.5%	0.25%
EXISTING BUILDING	200 sq. ft.	1.0%	0.1%
EXISTING BUILDING	100 sq. ft.	0.5%	0.05%

TYPE	AREA	PERCENT	PERCENT
EXISTING BUILDING	2,000 sq. ft.	10.0%	1.0%
EXISTING BUILDING	1,500 sq. ft.	7.5%	0.75%
EXISTING BUILDING	1,000 sq. ft.	5.0%	0.5%
EXISTING BUILDING	500 sq. ft.	2.5%	0.25%
EXISTING BUILDING	200 sq. ft.	1.0%	0.1%
EXISTING BUILDING	100 sq. ft.	0.5%	0.05%



ANZENBEN ARCHITECTS
1000 10th St NW
Seattle, WA 98108
Tel: 206.461.1000
Fax: 206.461.1001
www.anzenben.com

PROJECT NO: 120033
DRAWN BY: TCO
CHECKED BY:
DATE: 03/26/13

OWNER: BOUNTIFUL COMMONS L.L.C.
PROJECT: STARBUCKS
LOCATION: 425 W. 500 S. BOUNTIFUL, UT.
© 2013 Anzenben Architecture. This drawing shall not be reproduced without consent of Anzenben Architecture, nor shall it be used for any project other than the originally intended project.

VICINITY MAP
KEY SITE PLAN
SHEET NUMBER: AS100
DATE: 03/26/13