

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: July 3, 2024

Request: Applicant is requesting approval of a conditional use site plan for an addition to the commercial building located at 555 W 100 N, Providence, UT.

Item Type: Commercial Site Plan	Applicant: Fashion Point Realty, LLP	Address: 555 W 100 N Providence UT
Parcel ID #: 02-212-0001	General Plan: CGD	Zone: CGD

Background Information:

1. A complete application was received June 20, 2024.
2. Rob Stapley, Public Works director, inspected the current infrastructure on June 25, 2024
4. Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated June 25, 2024.

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

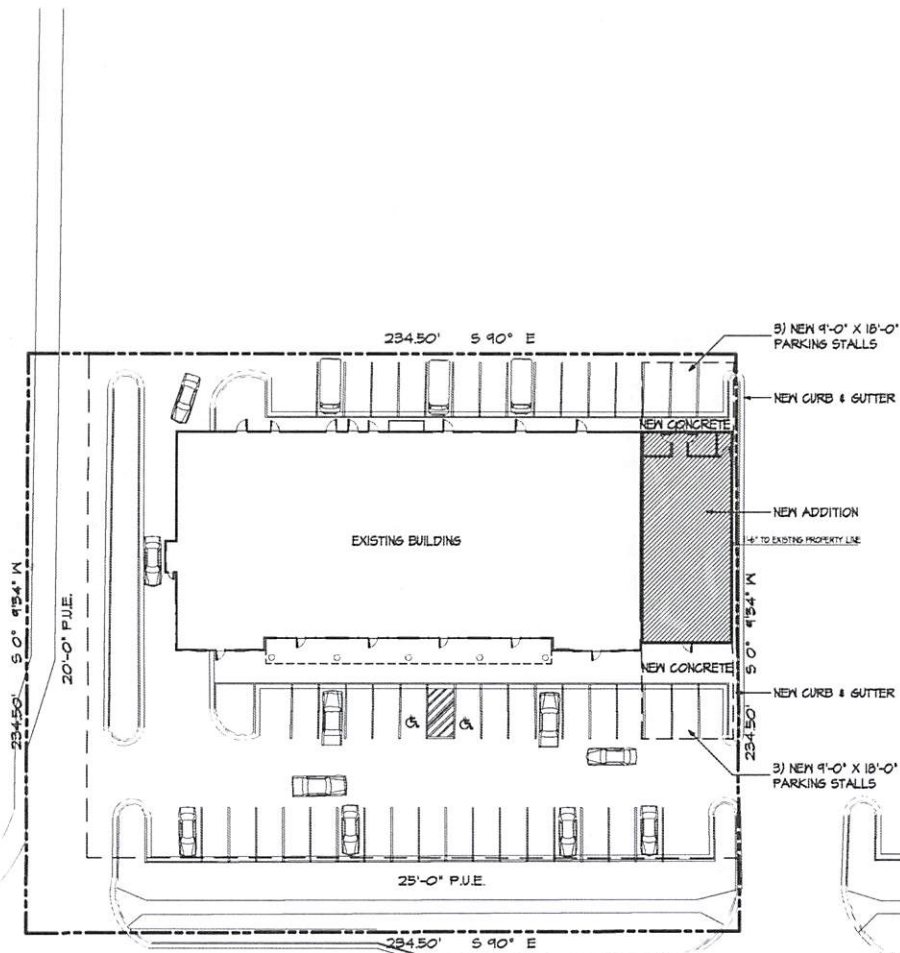
1. 10-8-5 Commercial Zoned Districts; Site Development
2. Official Zoning Map Revised October 2022

CONCLUSIONS OF LAW:

1. The property is located in a CHD zone.
2. The applicant meets the requirements of 10-8-5 with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



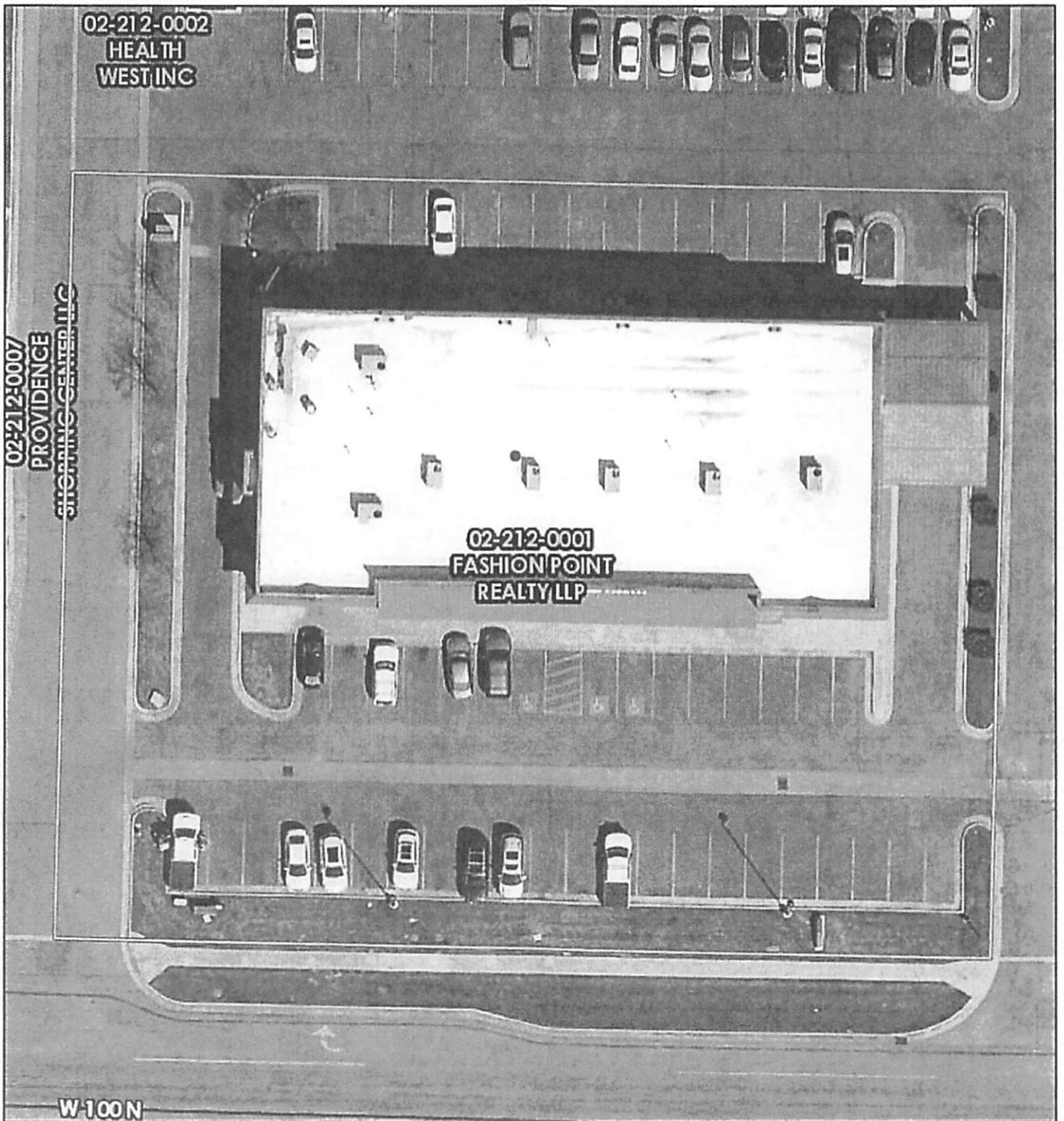
100 NORTH

ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"



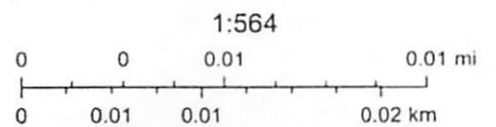
ARCHITECTURAL SITE PLAN		S
RIDGE LINE DESIGN ARCHITECTS 1708 E. 5530 S. #203 SOUTH OGDEN, UT 84403 Phone 801-352-5882 Fax 801-521-1404		
date 03-05-2024 job no 2407	project MOYES COMMERCIAL ADD. PROVIDENCE 100 WEST 100 NORTH	PROVIDENCE, UT

Parcel Map



6/20/2024, 2:18:56 PM

- | | |
|--|--|
|  Selected Parcel |  DIRT |
| Class B Surface Type |  Municipal Boundaries |
|  ASPHALT | County Boundary |
|  GRAVEL |  Cache Parcels |

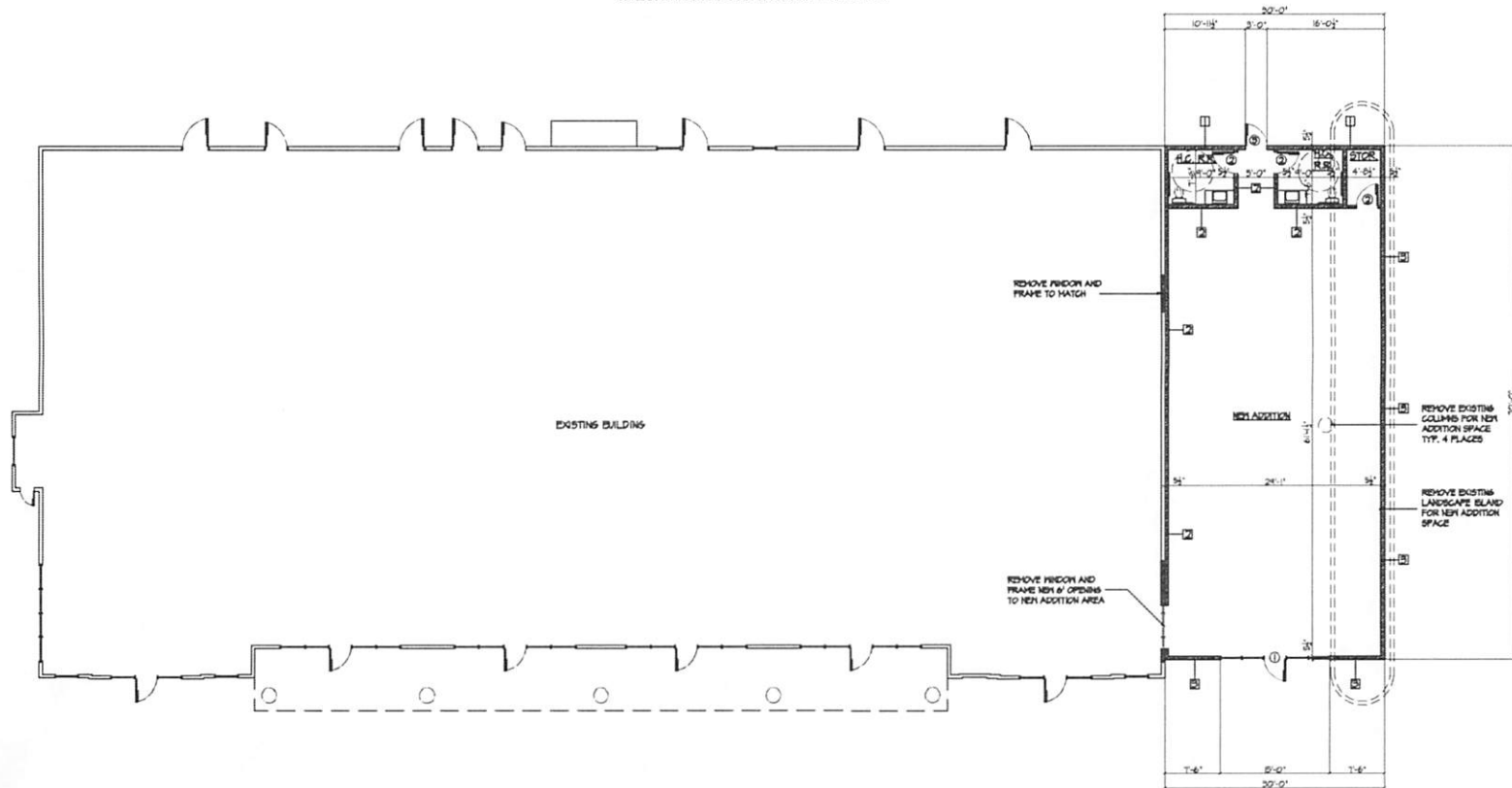


Maxar, Microsoft

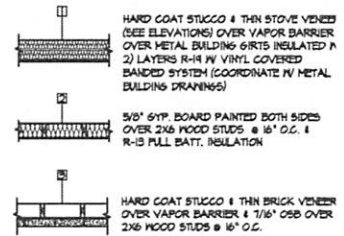
DOOR & HARDWARE SCHEDULE

DOOR				FRAME				MISC.	
No.	TYPE	LEAFS	SIZE	TYPE	HARDWARE	THRESHOLD	FIRE RATING	REMARKS	
1	ALUM. STOREFRONT (DETAIL SHEET)	1	8'-0" X 7'-0"	ALUM. 8'-0" X 9'-0"	PUSH / PULL W/ DEAD BOLT	ALUM.	NONE	W/ 4-1/2" BALL BEARING HINGES, R. STOPS, #12SS&L.D.	
2	S.G. WOOD	1	8'-0" X 7'-0"	HOLLOW METAL	LOCKING LEVER HANDLE	NONE	NONE	46.7D	
COORDINATE W/ CONCHECK FOR DOOR AND WINDOW INSULATION VALUES									

DOOR NOTES:
 1. PROVIDE SIGN ON DOOR THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
 2. INSTALL FLASHING AND GASKETING AROUND DOORS AND STOREFRONT SYSTEMS AS PER MANUFACTURER'S RECOMMENDATIONS.
 3. ALL STOREFRONT GLASS TO HAVE A IMPACTOR AS PER CONCHECK.
 4. ALL OVERHEAD DOORS TO HAVE A MIN. R VALUE AS PER CONCHECK.
 5. PROVIDE FEATHER STOPS ON DOOR SWEPT.
 6. PROVIDE COMMERCIAL CLOSURES.
 7. DOOR HARDWARE SHALL NOT REQUIRE TWIST GRASPING, PUNCHING OR TESTING OF THE PRIST TO OPERATE THE DOOR AS PER IBC 1008.4.1.
 8. ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 36"-48" A.F.F.



WALL TYPES LEGEND



MAIN FLOOR PLAN

SCALE 1/8"=1'-0"

MAIN FLOOR PLAN

RIDGELINE DESIGN

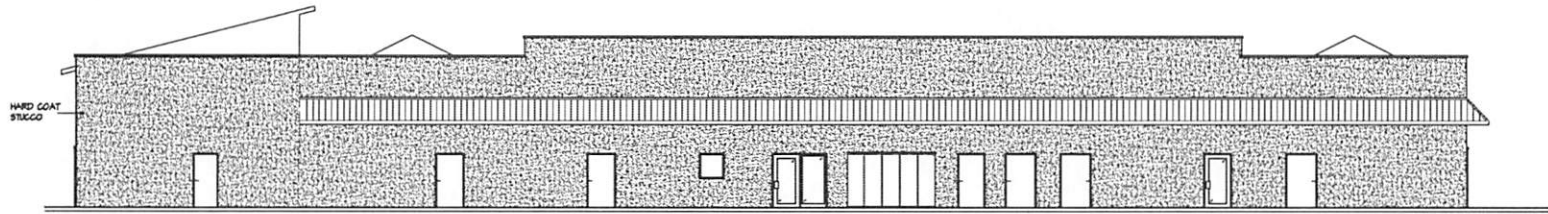
ARCHITECTS

1708 E. 3300 S. #200 SOUTH OGDEN, UT 84403
 Phone 801-342-5552 Fax 801-321-1144

68002-00-2024 JOB NO. 2407

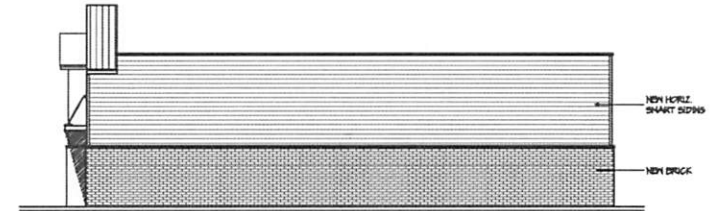
project
MOYES COMMERCIAL ADD. PROVIDENCE
 68002-00-2024 PROVIDENCE, RI

A1



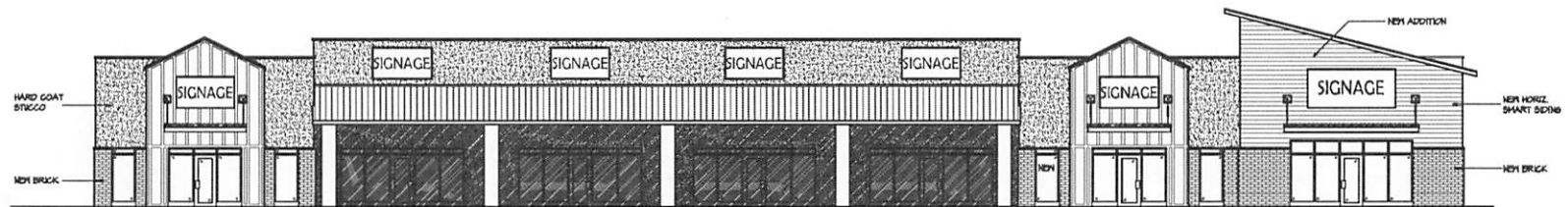
BACK ELEVATION

SCALE 1/8"=1'-0"



SIDE ELEVATION

SCALE 1/8"=1'-0"



FRONT ELEVATION

SCALE 1/8"=1'-0"

EXTERIOR ELEVATIONS		A2
RIDGELINE DESIGN ARCHITECTS 1708 E. 5000 S. #203 SOUTH OGDEN, UT 84403 Phone: 801-342-5852 Fax: 801-321-1404		
08/02-05-2024 30 or 2407 08/02-05-2024 30 or 2407	08/02-05-2024 30 or 2407 08/02-05-2024 30 or 2407	08/02-05-2024 30 or 2407 08/02-05-2024 30 or 2407