



Weber County Planning Division
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Ogden Valley Township Planning Commission
NOTICE OF DECISION

February 25, 2015

JW Valley Properties
2080 East Oakridge Circle
Layton Utah, 84040

You are hereby notified that final approval of Sandhill Crane Cluster Subdivision (7 lots) subdivision was granted on February 24, 2015, by the Ogden Valley Township Planning Commission (with a 10 percent bonus for doing a cluster subdivision, 10 percent bonus for an agricultural preservation parcel, and a 2 percent bonus for a trail), subject to the following conditions:

- Requirements of the Weber County Engineering Division
- Final approval letter from Eden Water Works
- A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required prior to the subdivision receiving final approval from the County Commission
- The Weber Fire District final approval letter
- The agricultural preservation parcel is to be irrigated, graded, and planted. Recording of the agricultural easement with the subdivision plat.
- Approval letter from the irrigation company
- Curb, gutter, and sidewalk deferral
- All improvements need to be either installed or escrowed for prior to recording of the subdivision
- The recording of the pathway easement on the adjoining property

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,

Jim Gentry, Planner
Weber County Planning Commission