



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

September 23, 2015

Capon Capital
5577 East Elkhorn Drive
Eden UT 84310

The Ogden Valley Planning Commission on September 22, 2015 made the motion to approve Phase 2 of The Ridge Townhomes at Wolf Creek PRUD, 8 units, a Condominium project at approximately 3400 North Moose Hollow Drive subject to the following conditions:

1. Changes to the engineering drawings and subdivision plat as noted by the Engineering and Surveyors Office
2. Wolf Creek Water and Sewer letter
3. 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 prior to the subdivision receiving final approval from the County Commission
4. Financial guarantee for subdivision improvements which includes all landscaping
5. Copies of the CC&R's and Article of Incorporation
6. Weber Fire District
7. The recommendations in the Geotechnical report need to be followed and the report need to address slopes
8. Engineering office also wants wetland delineation

Approval of Final Plat. *Any final plat, not so approved and signed, or which shall not be offered for recording within one (1) year after the date of final approval, unless the time is extended by the Planning Commission, shall not be recorded or received for recording and shall have no validity whatever.* If you have any questions, please give me a call at 399-8767.

Sincerely,

Jim Gentry, Planner
Weber County Planning Division