Administrative Approval

**NOTICE OF DECISION**

April 27, 2015

James M O’Brien Trust

c/o Eric Householder

Case No.: Building Parcel Designation 2016-02

You are hereby notified that your application for an a building parcel designation at 5439, 5447 East Frazer’s Ridge Dr Eden, UT, was reviewed and approved by the Weber County Planning Director on June 14 2016. The approval was granted subject to the following conditions:

1. A land use permit is required as part of the building permit process.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposal complies with applicable County ordinances.
3. The lots meet the area and setback requirement of the RE-20 Zone.
4. No new lots are being created and the existing lot lines are not being changed.
5. The “Building Parcel Designation” will allow for a desirable sized single family dwelling to be located within the buildable area of the Ogden Valley.
6. The proposal will not be detrimental to the public health, safety, or welfare.
7. The proposed design and use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at flleverino@co.weber.us.ut or 801-399-8767.

Respectfully

Felix Lleverino

*Weber County Planner II*