



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of the Combe South Estates Subdivision No. 1 2nd Amendment (2 lot) with a recommendation for the deferral of sidewalk improvements on Combe Road, and a request to vacate Amended Plat of Lot 3, Combe South Estates Subdivision No.1 including all public utility easements located therein.

Agenda Date: Tuesday, October 01, 2013

Applicant: Clive Stander

File Number: LVC102512 and SUBVAC 2012-11

Property Information

Approximate Address: 2220 East Jared Way

Project Area: 1.25 acres

Zoning: RE-15

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-353-0003, 07-353-0005, and 07-086-0007

Township, Range, Section: 5N 1W Sec 23

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766

Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 3 (Residential Estates Zones RE-15 Zone and RE-20)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting final approval of the Combe South Estates Subdivision No. 1 2nd Amendment (2 lot) with a recommendation for the deferral of sidewalk improvements on Combe Road, and a request to vacate Amended Plat of Lot 3, Combe South Estates Subdivision No.1 including all public utility easements located therein. The lot to be vacated is located at 2220 East Jared Way. This two lot subdivision is on 1.25 acres and is located in the RE-15 Zone. The RE-15 Zone requires a minimum of 15,000 square feet in area and a lot width of 100 feet per dwelling. These lots, at the front setback, meet this requirement. There is an existing home on proposed Lot 2 and proposed Lot 1 is vacant.

There are some existing buildings located within the proposed subdivision. In order to comply with setback requirements and keep the home, shed, and detached garage on the same lot, an irregular lot shape is needed for the proposed Lot 1. The applicant is working to reduce the detached garage to ensure setback compliance to property lines. The future owner of Lot 2 would like to store their items in the garage during construction of their home. In order to insure that compliance is eventually met for the garage a "Covenant to run with the land" (exhibit D) and an escrow (exhibit C) have been required with the recording of the plat. Once final occupancy of the garage can be issued a release of the covenant and escrow can occur.

Lot 2 does meet the width requirement for the RE-15 zone being at least 100 feet wide at the 30 foot front setback line. However, just beyond at 37 feet back, the lot's width is reduced to approximately 65 feet, but due to the additional area on the west portion of the lot, an adequate buildable area is retained.

The proposed subdivision has frontage on Jared Way and on Combe Road. Curb, gutter, and sidewalk are already installed on Jared Way. A large area of Combe Road around this subdivision has portions of curb and gutter, but does not have sidewalks installed. The applicant is requesting that a deferral of sidewalk improvements be recommended for Lot 1 along Combe Road.

Culinary water and wastewater treatment services are provided by the Uintah Highlands Improvement District.

Summary of County Commission Considerations

- Does the subdivision meet the requirements of applicable Weber County ordinances?
- Should the existing lot and easements be vacated in order to plat this two lot subdivision?
- Should a deferral of curb, gutter and sidewalk improvements be allowed on Combe Road?
- Should the existing easements be vacated and shown where the utilities have actually been installed?
- Will the covenant and an escrow of \$10,000.00 be sufficient to insure that compliance will be met for the garage?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Planning Commission Recommendation

The Western Weber Planning Commission unanimously recommended final approval of Combe South Estates No. 1 2nd Amendment Combe South Estates Subdivision No.1 including all public utility easements located therein. The Planning Commission made this recommendation with the requirement that all structures meet setback requirements at the time of recording.

Staff Recommendation

Staff recommends final approval for the Combe South Estates Subdivision No. 1 2nd Amendment with a recommendation for the deferral of sidewalk improvements on Combe Road, and to vacate Amended Plat of Lot 3, Combe South Estates Subdivision No.1 including all public utility easements located therein.

Exhibits

- A. Proposed plat for the Combe South Estates Subdivision No. 1 2nd Amendment
- B. Plat to be vacated
- C. Vacation Ordinance
- D. Subdivision Improvement Agreement including Escrow Agreement
- E. Covenant to Run With The Land

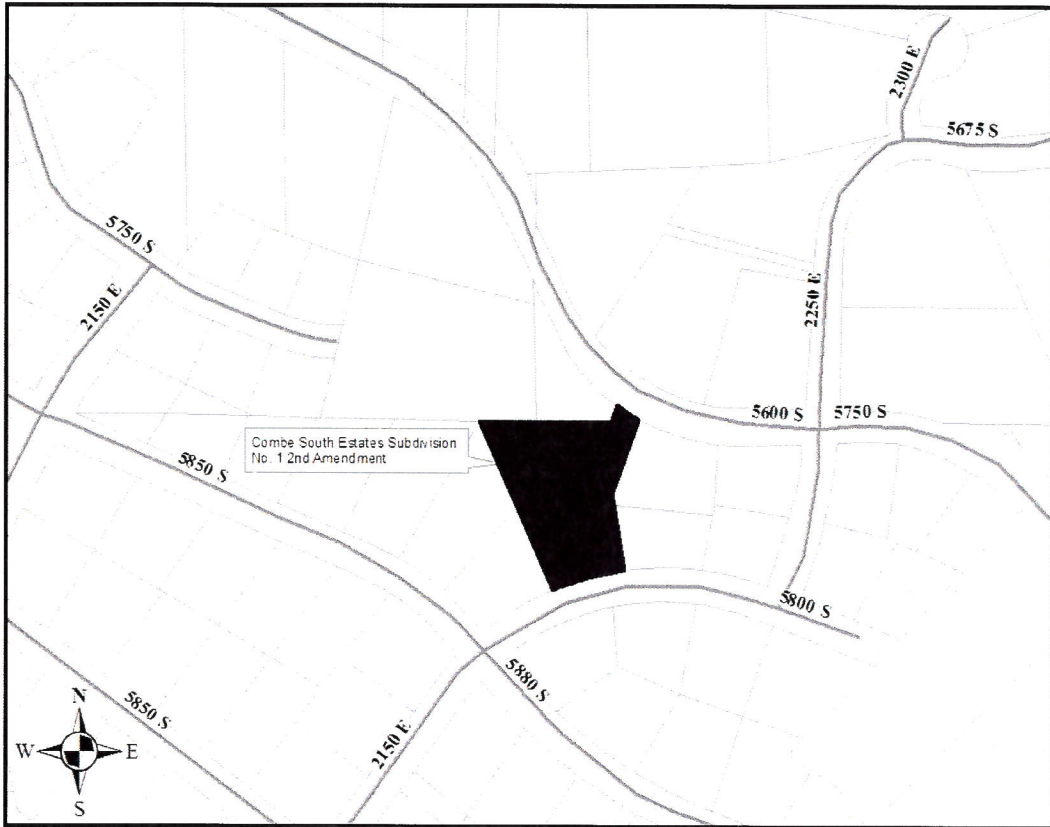
Maps

Adjacent Land Use

North: Residential
West: Residential

South: Residential
East: Residential

Map 1

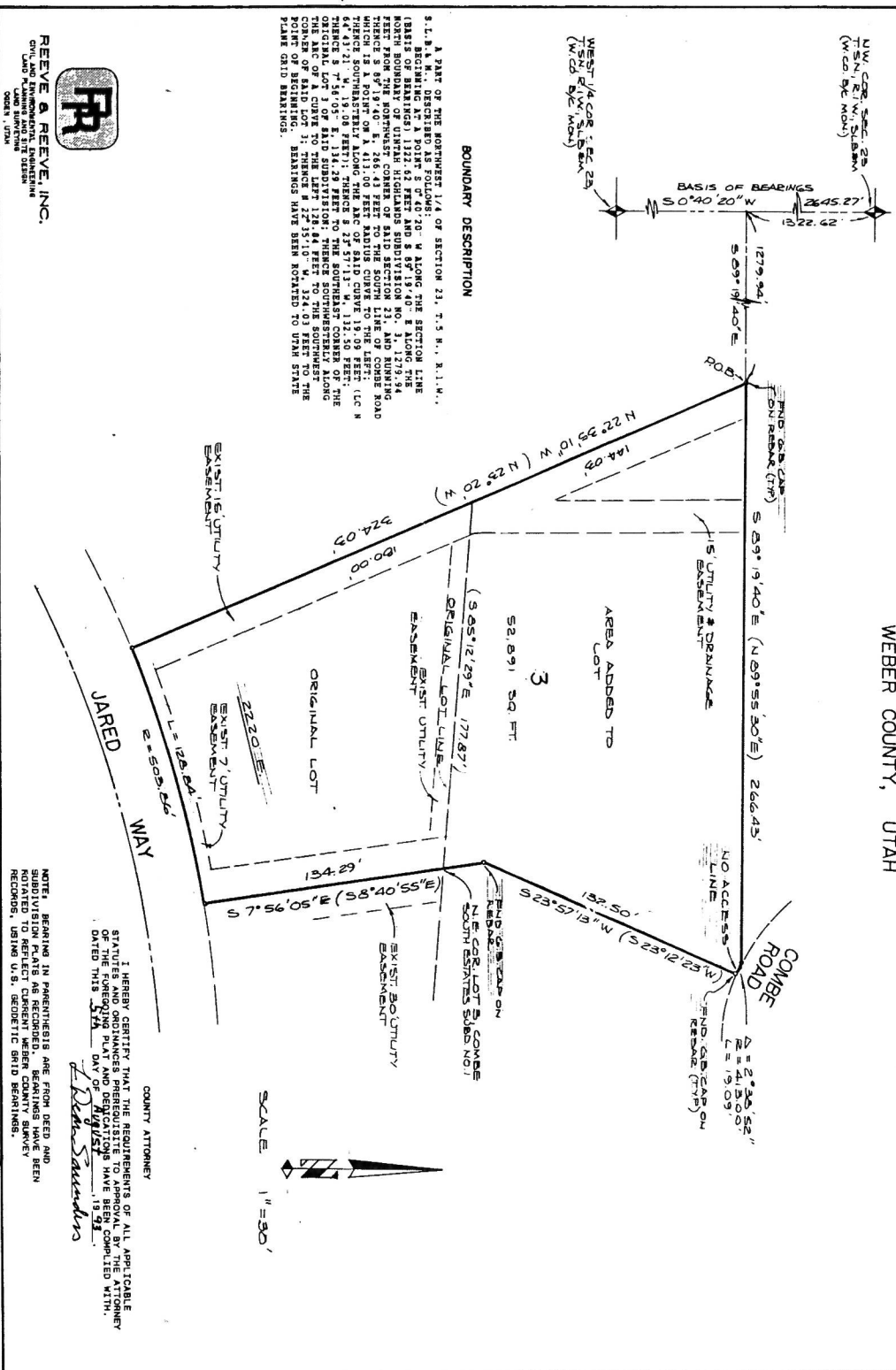


Map 2



AMENDED PLAT OF LOT 3, COMBE SOUTH ESTATES SUBD. NO. 1

WEBER COUNTY, UTAH



BOUNDARY DESCRIPTION

S. 1. A PART OF THE NORTHERN 1/4 OF SECTION 23, T. 5 S., R. 1 E., S. 1 W., BEGINNING AT A POINT S 0° 40' 20\"/>

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 27th DAY OF JULY, 1993.

WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND FOUND THEM TO BE CORRECT AND TO AGREE WITH THE RECORD IN THE WEBER COUNTY RECORDS.

WEBER COUNTY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION ON THE 27th DAY OF JULY, 1993.

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE LAWS AND ORDINANCES HAVE BEEN COMPLIED WITH.

NOTE: BEARINGS IN PARENTHESES ARE FROM DEED AND SUBDIVISION PLATS AS RECORDED. BEARINGS HAVE BEEN ROTATED TO REFLECT CURRENT WEBER COUNTY SURVEY RECORDS, USING U.S. GEODETIC GRID BEARINGS.

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

COUNTY ATTORNEY

SCALE 1" = 30'

SURVEYOR'S CERTIFICATE

I, JAMES D. REED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF AMENDED LOT 3, COMBE SOUTH ESTATES SUBDIVISION NO. 1, WEBER COUNTY, UTAH, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

DATE: 7/27/93

STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE FOREGOING PROPERTY, DO HEREBY DEDICATE AND SUBMIT TO THE STATE OF UTAH AND THE PEOPLE THEREOF, AND HEREBY CERTIFY THAT WE HAVE COMPLIED WITH ALL LAWS AND ORDINANCES OF THE STATE OF UTAH AND THE PEOPLE THEREOF, AND WE HAVE COMPLIED WITH ALL REQUIREMENTS OF THE WEBER COUNTY PLANNING COMMISSION AND THE WEBER COUNTY ENGINEER.

DATE: 7/27/93

STATE OF UTAH

ACKNOWLEDGEMENT

ON THE 27th DAY OF JULY, 1993, PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the State of Utah, the following persons, who are known to me to be the owners of the above described premises, and they acknowledged to me that they signed and in behalf of said corporation and that they signed and in behalf of said corporation for the purposes herein mentioned.

DATE: 7/27/93

STATE OF UTAH

COUNTY RECORDER

BOOK 148, PAGE 245

RECORDED 8/11/93

BY: [Signature]

Exhibit B

Summary of Ordinance

An ordinance of Weber County vacating Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 including all public utility easements, adopted and ordered published this 1st day of October, 2013, by the Weber County Board of Commissioners with Commissioners Bell, Gibson, and Zogmaister voting Aye. Copies of the complete ordinance may be reviewed in the Weber County Clerk/Auditor's office 2380 Washington Blvd, Suite 320, Ogden, Utah.

Ordinance _____

An ordinance of Weber County vacating Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 including all public utility easements

Whereas, the Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 has been amended and incorporated as a new subdivision called Combe South Estates No. 1 2nd Amendment; and

Whereas, the vacation of the Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 is recommended by the Weber County Planning Division and Recorder/Surveyor's Office because it will reduce the potential for future mistakes in transfer of title; and

Whereas, the owner of the Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 has requested the proposed vacation; and

Whereas, a public hearing was held by the Western Weber Planning Commission on March 12, 2013, after meeting applicable notice requirements; and

Whereas, the Western Weber Planning Commission unanimously recommended approval of the vacation of the Amended Plat of Lot 3, Combe South Estates Subdivision No. 1; and

Whereas, no public comments were made during the public hearing held by the Western Weber Planning Commission on March 12, 2013; and

Whereas, the Weber County Commission considered the vacation of the Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 in a public meeting on October 1, 2013; and

Whereas, the vacation of the Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 will not adversely affect the public health, safety, or welfare;

Now Therefore, the Weber County Board of Commissioners ordains and vacates the following:

Amended Plat of Lot 3, Combe South Estates Subdivision No. 1 including all public utility easements.

Adopted and ordered published this ____ day of _____, 2013 by the
Weber County Board of Commissioners,

Commissioner Bell	Voting _____
Commissioner Gibson	Voting _____
Commissioner Zogmaister	Voting _____

Kerry W. Gibson, Chair

ATTEST:

Ricky D. Hatch, CPA Weber County Clerk/Auditor

WEBER COUNTY
SUBDIVISION IMPROVEMENT
AGREEMENT

1. **Parties:** The parties to this Subdivision Improvement Agreement ("the Agreement") are Clive Stander ("the Developer") and Weber County Corp. ("the County").
2. **Effective Date:** The Effective Date of this Agreement will be the date that final subdivision plat approval is granted by the County Commission ("the Commission").

RECITALS

WHEREAS, the Developer seeks permission to subdivide property within the unincorporated area of Weber County, to be known as Combe South Estates Subdivision No. 1 2nd Amendment (the "Subdivision"), which property is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the County seeks to protect the health, safety and general welfare of the residents by requiring the completion of various improvements in the Subdivision and thereby to limit the harmful effects of substandard subdivisions, including premature subdivision which leaves property undeveloped and unproductive; and

WHEREAS, the purpose of this Agreement is to protect the County from the cost of completing subdivision improvements itself and is not executed for the benefit of material, men, laborers, or others providing work, services or material to the Subdivision or for the benefit of lot or home buyers in the Subdivision; and

WHEREAS, the mutual promises, covenants, and obligations contained in this Agreement are authorized by state law and the County's Subdivision Ordinance Title 26-4-1 et seq;

THEREFORE, the Parties hereby agree as follows:

DEVELOPER'S OBLIGATIONS

3. **Improvements:** The Developer will construct and install, at his own expense, those on-site and off-site subdivision improvements listed on Exhibit B attached hereto and incorporated herein by this reference ("the Improvements"). The Developer's obligation to complete the Improvements will arise upon final plat approval by the County, will be independent of any obligations of the County contained herein and will not be conditioned on the commencement of construction in the development or sale of any lots or improvements within the development.
4. **Security:** To secure the performance of his obligations hereunder, the Developer will deposit with the County on or prior to the effective date, an irrevocable deposit in Escrow in the amount of \$ 10,000.00 .

5. **Standards:** The Developer will construct the Improvements according to the standards and specifications of the International Building Code and the Weber County Land Use Code as incorporated herein by this reference.
6. **Warranty:** The Developer warrants that the Improvements, each and every one of them, will be free from defects for a period of one year from the date that the County accepts the improvement when completed by the Developer.
7. **Completion Periods:** The Developer will commence work on the Improvements within one year from the Effective Date of this Agreement (the "Commencement Period") and the Improvements, each and every one of them, will be completed within two years from the Effective Date of this Agreement (the "Completion Period").
8. **Compliance with Law:** The Developer will comply with all relevant laws, ordinances, and regulations in effect at the time of final subdivision plat approval when fulfilling his obligations under this Agreement. When necessary to protect public health, the Developer will be subject to laws, ordinances and regulations that become effective after final plat approval.
9. **Dedication:** The developer will dedicate to the County or other applicable agency as designated by the County the Improvements listed on Exhibit B attached hereto and incorporated herein by this reference pursuant to the procedure described in Paragraph 13 below.

COUNTY'S OBLIGATIONS

10. **Plat Approval:** The County will grant final subdivision plat approval to the Subdivision under the terms and conditions previously agreed to by the Parties if those terms and conditions are consistent with all relevant state laws and local ordinances in effect at the time of final plat approval.
11. **Inspection and Certification:** The County will inspect the Improvements as they are being constructed and, if acceptable to the County Engineer or Building Official, certify such improvement as being in compliance with the standards and specifications of the County. Such inspection and certification, if appropriate, will occur within 7 days of notice by the Developer that he desires to have the County inspect an improvement. Before obtaining certification of any such improvement, the Developer will present to the County valid lien waivers from all persons providing materials or performing work on the improvement for which certification is sought. Certification by the County Engineer does not constitute a waiver by the County of the right to draw funds under the Escrow on account of defects in or failure of any improvement that is detected or which occurs following such certification.
12. **Notice of Defect:** The County will provide timely notice to the Developer whenever inspection reveals that an improvement does not conform to the standards and specifications shown on the approved subdivision improvement drawings on file in the Weber County Engineering and Surveyor's Office or is otherwise defective. The Developer will have 30 days from the issuance of such notice to cure or substantially cure the defect. The County may not declare a default under this Agreement during the 30 day cure period on account

of any such defect unless it is clear that the Developer does not intend to cure the defect. The Developer will have no right to cure defects in or failure of any improvement found to exist or occurring after the County accepts dedication of the improvement(s).

13. **Acceptance of Dedication:** The County or other applicable agency will accept the dedication of any validly certified improvement within 30 days of the Developer's offer to dedicate the improvement. The County's or agency's acceptance of dedication is expressly conditioned on the presentation by the Developer of a policy of title insurance, where appropriate, for the benefit of the County showing that the Developer owns the improvement in fee simple and that there are no liens, encumbrances, or other restrictions on the improvement unacceptable to the County in its reasonable judgment. Acceptance of the dedication of any improvement does not constitute a waiver by the County of the right to draw funds under the Escrow on account of any defect in or failure of the improvement that is detected or which occurs after the acceptance of the dedication. The Improvements must be offered to the County in no more than one dedication per month.
14. **Reduction of Security:** After the acceptance of any improvement, the amount which the County is entitled to draw on the Escrow may be reduced by an amount equal to 90 percent of the estimated cost of the improvement as shown on Exhibit B. At the request of the Developer, the County will execute a certificate of release verifying the acceptance of the improvement and waiving its right to draw on the Escrow to the extent of such amount. A Developer in default under this Agreement will have no right to such a certificate. Upon the acceptance of all of the Improvements, the balance that may be drawn under the Letter of Credit or Escrow will be available to the County for 90 days after expiration of the Warranty Period.
15. **Use of Proceeds:** The County will use funds drawn under the Escrow only for the purposes of completing the Improvements or correcting defects in or failures of the Improvements.

OTHER PROVISION

16. **Events of Default:** The following conditions, occurrences or actions will constitute a default by the Developer during the Construction Period:
 - a. Developer's failure to commence construction of the Improvements within one year of final subdivision plat approval;
 - b. Developer's failure to complete construction of the Improvements within two years of final subdivision plat approval;
 - c. Developer's failure to cure the defective construction of any improvement within the applicable cure period;
 - d. Developer's insolvency, the appointment of a receiver for the Developer or the filing of a voluntary or involuntary petition in bankruptcy respecting the Developer;
 - e. Foreclosure of any lien against the Property or a portion of the Property or assignment or conveyance of the Property in lieu of foreclosure.
 - f. The County may not declare a default until written notice has been given to the Developer.

17. **Measure of Damages:** The measure of damages for breach of this Agreement will be the reasonable cost of completing the Improvements. For improvements upon which construction has not begun, the estimated cost of the Improvements as shown on Exhibit B will be prima facie evidence of the minimum cost of completion; however, neither that amount or the amount of the Escrow establishes the maximum amount of the developer's liability. The County will be entitled to complete all unfinished improvements at the time of default regardless of the extent to which development has taken place in the Subdivision or whether development ever commenced.
18. **County's Rights Upon Default:** When any event of default occurs, the County may draw on the Escrow to the extent of the face amount of the credit less 90 percent of the estimated cost (as shown on Exhibit B) of all improvements theretofore accepted by the County. The County will have the right to complete improvements itself or contract with a third party for completion, and the Developer hereby grants to the County, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, maintaining, and repairing such improvements. Alternatively, the County may assign the proceeds of the Escrow to a subsequent developer (or a lender) who has acquired the Subdivision by purchase, foreclosure or otherwise who will then have the same rights of completion as the County if and only if the subsequent developer (or lender) agrees in writing to complete the unfinished improvements. In addition, the County also may suspend final plat approval during which time the Developer will have no right to sell, transfer, or otherwise convey lots or homes within the Subdivision without the express written approval of the County or until the Improvements are completed and approved by the County. These remedies are cumulative in nature except that during the Warranty Period, the County's only remedy will be to draw funds under the Escrow.
19. **Indemnification:** The Developer hereby expressly agrees to indemnify and hold the County harmless from and against all claims, costs and liability of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the development site and elsewhere pursuant to this Agreement. The Developer further agrees to aid and defend the County in the event that the County is named as a defendant in an action concerning the performance of work pursuant to this Agreement except where such suit is brought by the Developer. The Developer is not an agent or employee of the County.
20. **No Waiver:** No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both County and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The County's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement.
21. **Amendment or Modification:** The parties to this Agreement may amend or modify this Agreement only by written instrument executed by the County and by the Developer or his authorized officer. Such amendment or modification will be properly notarized before it may be effective.

22. **Attorney's Fees:** Should either party be required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If the court, arbitrator, or mediator awards relief to both parties, each will bear its own costs in their entirety.
23. **Vested Rights:** The County does not warrant by this Agreement that the Developer is entitled to any other approval(s) required by the County, if any, before the Developer is entitled to commence development of the Subdivision or to transfer ownership of property in the Subdivision.
24. **Third Party Rights:** No person or entity who or which is not a party to this Agreement will have any right of action under this Agreement, except that if the County does not exercise its rights within 60 days following knowledge of an event of default, a purchaser of a lot or home in the Subdivision may bring an action in mandamus to compel the County to exercise its rights.
25. **Scope:** This Agreement constitutes the entire agreement between the parties and no statement(s), promise(s) or inducement(s) that is/are not contained in this Agreement will be binding on the parties.
26. **Time:** For the purpose of computing the Commencement, Abandonment, and Completion Periods, and time periods for County action, such times in which civil disaster, acts of God, or extreme weather conditions occur or exist will not be included if such times prevent the Developer or County from performing his/its obligations under the Agreement.
27. **Severability:** If any part, term or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
28. **Benefits:** The benefits of this Agreement to the Developer are personal and may not be assigned without the express written approval of the County. Such approval may not be unreasonable withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this Agreement are personal obligations of the Developer and also will be binding on the heirs, successors, and assigns of the Developer. There is no prohibition on the right of the County to assign its rights under this Agreement. The County will release the original developer's Escrow if it accepts new security from any developer or lender who obtains the Property. However, no act of the County will constitute a release of the original developer from this liability under this Agreement.
29. **Notice:** Any notice required or permitted by this Agreement will be deemed effective when personally delivered in writing or three (3) days after notice is deposited with the U.S Postal Service, postage prepaid, certified, and return receipt requested, and addressed as follows:

if to Developer (Attn)
(Address)

Clive Stander
2220 E Jared Way
Ogden, Ut 844035320

if to County:

Attn: County Engineer
Weber Center
2380 Washington Blvd. Suite 240
Ogden, UT 84401

- 30. **Recordation:** Either Developer or County may record a copy of this Agreement in the Clerk and Recorder's Office of Weber County, Utah.
- 31. **Immunity:** Nothing contained in this Agreement constitutes a waiver of the County's sovereign immunity under any applicable state law.
- 32. **Personal Jurisdiction and Venue:** Personal jurisdiction and venue for any civil action commenced by either party to this Agreement whether arising out of or relating to the Agreement or Letter of Credit will be deemed to be proper only if such action is commenced in District Court for Weber County. The Developer expressly waives his right to bring such action in or to remove such action to any other court whether state or federal.

Dated this _____ day of _____, 20__.

Developer

INDIVIDUAL ACKNOWLEDGEMENT

State of Utah)
 ss
County of Weber)

On the _____ day of _____ A.D. 20

personally appeared before me

the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public

Residing at: _____, Utah

APPROVED AS TO FORM:

Weber County Attorney

CORPORATE ACKNOWLEDGMENT

State of Utah)
 ss
County of Weber)

On the _____ day of _____ A.D. 20

personally appeared before me _____ duly sworn, did say that he/she is the _____ of _____, the corporation which executed the foregoing instrument, and that said instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors that the said corporation executed the same.

Notary Public
Residing at:

Chairperson, Weber County Commission

Date

ATTEST:

Weber County Clerk

EXHIBIT A: PROPERTY DESCRIPTION TO BE SUBDIVIDED

All of Lot 1 and all of Lot 2 Combe South Estates Subdivision No.1 2nd Amendment

EXHIBIT B: REQUIRED ON & OFF SITE SUBDIVISION IMPROVEMENTS

Conditions of Improvements:

- That modifications be made so that the detached garage in the rear of Lot 1 meet the zoning setback requirements and be no closer than 1 foot to the lot line prior to final occupancy is given for the garage; and
- That final occupancy for the detached garage on Lot 1 be issued prior to the grant of final occupancy of the home which is to be built on Lot 2.

EXHIBIT C: FINANCIAL GUARANTEE

See Exhibit C

Receipt of deposit of the funds in the sum of \$10,000.00.



Weber County

Escrow Certificate

To Weber County, Utah:

The undersigned Escrow Agent does hereby certify that it has in its possession and custody, cash in the sum of \$10,000.00 which said sum said Escrow Agent is holding in escrow to guarantee the installation and completion, according to Ordinance, of all on and or off-site improvements, as specified in Exhibit "B" on the following described tracts of land in Weber County, Utah to wit:

LEGAL DESCRIPTION

All of Lot 1 and all of Lot 2 Combe South Estates Subdivision No.1 2nd Amendment, Weber County, Utah.

In the event the funds so provided herein do not pay for and complete in full all of the specified improvements set forth in Exhibit "B" and as contemplated herein, then and in that event, subdivider/developer agrees to forthwith pay to Weber County all additional amounts necessary to so complete such improvements.

Said Escrow Agent hereby covenants and agrees that it will not release said funds to any person, firm or corporation (other than as is hereinafter provided) without the express written consent and direction from said Weber County, Utah, and that if said improvements are not satisfactorily installed and completed according to Ordinance within one month short of two years from the date hereof, that the said Escrow Agent will upon demand deliver said funds to said Weber County, Utah for the sole purpose of making and/or completing all of said improvements, with said County to return to the said Escrow Agent any and all funds which may prove to be in excess of the actual cost to the County to make and/or complete said improvements.

It is understood that the County may, at its sole option, extend said period of two years for such completion of such improvements upon request of the Escrow Agent or the Subdivider/Developer, if the County Commission determines that such extension is proper.

It is further understood and agreed that all matters concerning this agreement shall be subject to the pertinent provisions of the ordinances of Weber County, Utah.



Weber County

Dated this _____ day of _____, 20____.

Escrow Agent

Signature

Title

State Of Utah)

ss:

County Of Weber)

On the _____ day of _____, 20____ personally appeared before me _____
_____ and _____ the signers of the within instrument
and who duly acknowledged to me that they executed the same.

My Commission Expires:

Notary Public

Approved as to form:

Weber County Attorney

Date

Approved:

Chairperson, Weber County Commission

Date

Attest:

Weber County Clerk

Date

COVENANT TO RUN WITH THE LAND

Notice to property owners of _____, no final inspection or occupancy will be given until the detached garage located on the property is brought into compliance with setbacks.

In Witness Whereof, the Declarant hereby has executed the foregoing on the

_____ day of _____, 2013.

Declarant

Declarant

STATE OF UTAH)
 ss:
COUNTY OF WEBER)

On the _____ day of _____, 20____
personally appeared before me _____ and _____
_____ the signer of the above instrument and who acknowledges to me that executed the same.

Notary Public

Residing at: