



Weber County

Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

July 20 2023

Jim Marziale (Owner)
Chad Buck (Authorized Representative)

Case No.: LVB110921

You are hereby notified that your request for final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (8 lots), located approximately 2400 S 4700 W, Taylor Utah, was heard and approved by the Weber County Planning Division in a public meeting held on July 19th 2023. This approval was granted based on the following conditions:

1. A final plat for each phase is submitted and approved
2. All subdivision improvements are installed or escrowed before the subdivision plat is recorded.
3. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.
4. The developer shall install or escrow for the curb, gutter, and sidewalk on 4700 West.
5. Letters from the culinary and secondary water providers stating that they approve of the subdivision improvement plans.
6. The developer shall sign a Storm Drain Water Agreement before recording the plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

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.

Felix Lleverino

Weber County Planner II

Time limitation for plat recordation. A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time extension for final subdivision approval, for a maximum of one year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. One additional time extension may be granted if the hardship is determined to be a county caused delay.