



Weber County Planning Division
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Ogden Valley Planning Commission
NOTICE OF DECISION

October 04, 2023

OVB Investments, LLC
c/o Matt Lowe
748 E Hwy 39
Huntsville, UT, 84317

You are hereby notified that final approval of **Gateway Estates Subdivision Phases 1a, 1b, 1c, 1d** was granted on October 24, 2023, by the Weber County Planning Office subject to the following conditions:

1. All proposed accesses shall comply with safety, design, and parcel/lot standards as outlined in LUC
2. An onsite wastewater disposal covenant shall be recorded with the final plat
3. A private well covenant shall be recorded with the final plat.
4. All required improvements shall be either installed, escrowed for, or a combination of both, prior to recording the final plat.
5. A restricted-landscape covenant shall be recorded with the final plat, to the lots that restricts the area of non-drought tolerant vegetation to the actual area allowed by the lot's water allocation, water rights, or water shares, given the water duty for crop irrigation as prescribed by the Utah Division of Water Rights, and specifies the automatic watering system requirements herein, if applicable.

If you have any questions, feel free to call me at 801-399-8794.

Sincerely,

Tammy Aydelotte, Planner II
Weber County Planning Commission

106-I-7 Subdivision Time Limitations.

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.
(Amd. Ord. #2021-23, 7/6/2021)