



Weber County Planning Division
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Western Weber Township Planning Commission
NOTICE OF DECISION

April 15, 2015

Robert Favero
2049 Bluff Ridge Drive
Syracuse, UT 84075

You are hereby notified that final approval of Winslow Farr Jr. Farm Subdivision Phase 1 (14 lots) subdivision was granted on April 14, 2015, by the Western Weber Township Planning Commission, subject to the following conditions:

- Requirements of the Weber County Engineering Division.
- Requirements of the Central Weber Sewer District.
 - Annexation into the sewer district
 - District impact fees
- Requirements of Taylor West Weber Water.
 - Connect to Hooper Irrigation
 - Irrigation plans need to be approved by Hooper Irrigation.
 - Impact fees
- Requirements of the Weber Fire District.
 - Fire District Impact fees
- Fencing of the irrigation ditch.
- A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines.
- All improvements need to be either installed or escrowed for prior to recording of the subdivision.
- Lot 100 and Lot 101 have a building that is on those two property lines that needs to be removed or moved.
- Curb, gutter, and sidewalks are to be installed as part of this subdivision.
- Vacating the access easement from 3500 West to 3600 West (across open space A, and Lots 110 and 113).

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,

Jim Gentry, Planner
Weber County Planning Commission

26-I-7 Subdivision Time Limitations.

(A) Time Limitation for Preliminary Approval. ...Subdivisions receiving preliminary plan approval shall have eighteen (18) months from the date of the approval to receive a recommendation for final approval of the subdivision or the first phase thereof, from the Planning Commission. An extension of preliminary approval for an additional time period of up to eighteen (18) months may be granted by the Planning Director upon repayment of the subdivision application fees and the plan being brought into compliance with County, State and Federal ordinances current at the time of the extension. The extension request shall be submitted and approved prior to the expiration of the original approval period.