



## Weber County

June 17, 2013

RE: Hidden Haven Cove Subdivision Expiration Notice

Randy and Steffnie Shepherd  
1750 North 6250 East  
Eden, Utah 84310

Dear Randy and Steffnie,

This letter is to inform you that final approval of Hidden Haven Cove Subdivision in Eden (Weber County), Utah has expired. The Weber County Subdivision Ordinance (Title 26 Chapter 1-8.B) states:

"A final subdivision plat or a phase of a subdivision that receives a recommendation for final approval from the Planning Commission shall be offered to the County Commission for final approval and recording within one (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. An additional time extension may be granted if the hardship is determined to be a county caused delay."

Final approval of Hidden Haven Cove Subdivision was granted on May 22, 2012 and no time extension was requested. The subdivision approval was valid until May 22, 2013, by which time the subdivision had to be recorded. Hidden Haven Cove Subdivision was not recorded by this date and is, therefore, no longer valid.

If you plan to proceed with this project in the future, you will be required to submit a new subdivision application with the applicable supporting information including updated plats, updated water and wastewater feasibility letters, a title report, and subdivision fees. A new preliminary and final approval from the Ogden Valley Planning Commission will also be required. Please contact me with any questions.

Sincerely,

Sean Wilkinson  
Weber County Planning Division  
801-399-8765  
swilkinson@co.weber.ut.us