



Weber County Planning Division
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Ogden Valley Township Planning Commission
NOTICE OF DECISION

B&H Investment Properties LLC
110 W 1700 N
Centerville Utah 84014

You are hereby notified that your request for preliminary approval of Monastery Cove Phase 2 Subdivision with an Alternative Access request was granted on April 28, 2020 by the Ogden Valley Township Planning Commission is subject to the following condition:

1. The culvert sizing calculations for the seasonal drainage crossing shall be submitted to Weber County Engineering.
2. Construction of the alternative accesses shall follow all safety, design, and lot requirements of LUC 108-7-29 through 108-7-32.
3. Prior to final approval from the County Commission, all subdivision improvements must be installed or escrowed for.
4. With approval from the Health Department, water from the well that has a protection area within the public ROW is limited to non-culinary uses.
5. At the time of subdivision recording, the developer shall record a covenant, which advises the new lot owner of the requirements related to the placement of a well.
6. At the time of subdivision recording, the owner shall enter into a Building On A Private Right Of Way/Access Easement Equitable Servitude And Covenant.

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

Sincerely,

Felix Lleverino, Planner II
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.