



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

November 23, 2021

Marcus & Gwen Zabokrtsky
3835 E 3300 N
Liberty, UT 84310

You are hereby notified that your application for final approval of the Vue De Valhalla Subdivision, located at approximately 3801 E N 3050 N, Liberty, UT, was heard and approved by the Weber County Planning Division in a public meeting held on September 23, 2021. After due notice to the general public, approval was granted conditioned upon meeting the following conditions:

1. Engineering review of the estimated base flood elevations and FEMA LOMA documentation will need to be finalized and approved by the Weber County Engineer prior to recording the final plat.
2. If not already installed, plans and cost estimates for the applicable subdivision improvements for the Nordic Meadows Drive and Carol Street extensions will need to be submitted and approved by the Engineering Division for escrow and improvement agreement approval.
3. A deferral agreement for curb, gutter, and sidewalks for the project's frontages along Nordic Meadows Drive and Carol Street will need to be executed and recorded simultaneously with the final plat.
4. An Onsite Wastewater Disposal Systems Deed Covenant and Restriction shall be recorded simultaneously with the final plat.

The approval was based on the following findings:

1. The proposed subdivision conforms to the 2016 Ogden Valley General Plan
2. The proposed subdivision complies with applicable county ordinances

The next step in the process is to ensure complete compliance with the above listed conditions of approval and getting the subdivision plat recorded with the County Recorder's Office. Planning Division staff will be in touch to guide you through the recording process. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at spertes@webercountyutah.gov or 801-399-8772.

Sincerely,

Scott Perkes, AICP
Planner III
Weber County Planning Division