



**Weber County**

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

January 24, 2024

Jake Young (Representative)  
Larry Hadley (Owner)

Case No.: LVA010424

You are hereby notified that your request for final approval of Anselmi Acres Subdivision Phase 3, located at approximately 4300 West 1600 South was heard and approved by the Weber County Planning Division in a public meeting held on January 24<sup>th</sup>, 2024. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. The County Engineer shall approve of the final civil drawings
2. The donation of \$2,000.00/lot to the parks district listed in the development agreement will be paid by the developer before the Phase 3 subdivision plat records.
3. The water districts shall sign the final plat before the subdivision plat is recorded.
4. The applicant will provide a cost estimate for all subdivision improvements including street trees and pathway improvements, to be reviewed and approved by county staff before the subdivision plat records.
5. This property shall be annexed into the Central Weber Sewer District before recording.
6. The remnant Parcel A is included with the public ROW or deeded to the adjacent lot within the neighboring subdivision, Smart Fields.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber 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. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [flleverino@co.weber.us.ut](mailto:flleverino@co.weber.us.ut) or 801-399-8767.

Respectfully,

**Felix Lleverino**

*Weber County Planner II*

***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.