



Weber County

E# 3336162 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
13-AUG-24 400 PM FEE \$0.00 LC
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

August 13, 2024

Re: Property identified as Parcel #22-009-0091



W3336162

Legal Description: See attachment A

This notice replaces a prior notice recorded as entry number 3334484

The land with Parcel Number 22-009-0091 is currently zoned AV-3 which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Chapter 101-2 of the Weber County Land Use Code (LUC). The subject parcel is a "Lot of Record" as defined in LUC §101-2-13, and as provided in paragraph (e) below:

Lot of record. A lot of record is defined as any one of the following circumstances:

- a) A parcel of real property identified as a building lot on an unrecorded subdivision plat that has been approved by Weber County and is on file in the Weber County Planning Office; or*
- b) A parcel of real property identified as a building lot on a subdivision plat that has been approved by Weber County and recorded in the office of the Weber County Recorder; or*
- c) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966; or*
- d) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; or*
- e) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single-family dwelling prior to December 31, 1992; or*
- f) A parcel of real property that contains at least 100 acres; or*
- g) A parcel/lot that does not fall within any one of the previously listed circumstances but has received a variance from the Weber County Board of Adjustment which has otherwise deemed a particular parcel/lot as a lot of record; or*
- h) A reconfigured parcel or lot that met any one of (a) through (g) of this definition prior to its reconfiguration, as long as:*
 - 1. The reconfiguration did not make the parcel or lot more nonconforming;*
 - 2. No new lot or parcel was created; and*
 - 3. All affected property was outside of a platted subdivision.*

The Weber County Planning Division has reviewed the parcel as it exists today at the landowner's request. The Weber County Planning Division can issue a Land Use Permit to develop this parcel, as it exists today, provided that all applicable standards are met and that the parcel's legal description is not altered without receiving approval from the Land Use Authority.



Weber County

Felix Lleverino, Planner
Weber County Planning Division

Dated this 13 day of August, 2024

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On the 13th day of August, 2024 personally appeared before me Felix Lleverino the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Residing at:





Weber County

COMMENCING THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 7NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE 1301.21 FEET NORTH 89°47'07" WEST ALONG THE SECTION LINE AND 2148.05 FEET SOUTH 00°12'00" EAST ALONG THE EXTENSION OF THE EAST LINE OF SPRING CREEK ROAD (QUIT CLAIM DEED RECORDED IN BOOK 137 AT PAGE 169, WEBER COUNTY RECORDER'S OFFICE); AND RUNNING THENCE TWO (2) COURSES ALONG AND EXISTING METAL FENCE AS FOLLOWS: (1) SOUTH 89°33'46" EAST 361.76 FEET TO A 2-INCH DIAMETER STEEL FENCE POST; AND (2) SOUTH 17°15'44" WEST (SOUTH 21°22' WEST BY RECORD) 154.25 FEET (152.31 FEET BY RECORD) TO A 2-INCH DIAMETER STEEL FENCE POST; THENCE SOUTH 79°22'03" WEST (SOUTH 78°30" WEST BY RECORD) 320.75 FEET TO SAID EASTLINE OF SPRING CREEK ROAD; THENCE NORTH 00°12'00" WEST 209.25 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 59,710 SQUARE FEET OR 1.371 ACRE, MORE OR LESS,