



W3370146

Weber County

Notice of Buildable Parcel

E# 3370146 PG 1 OF 5

B RAHIMZADEGAN, WEBER CTY. RECORDER
21-MAY-25 0327PM FEE \$0.00 211
REC FOR: WEBER COUNTY PLANNING

DATE 5/16/2025

Re: Property identified as Parcel # 22-015-0034

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-015-0034 is currently zoned Agricultural Valley (AV-3) which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Title 101 of the Weber County Land Use Code (LUC). The subject parcel was found to be a "Lot of Record" as defined in LUC§101-1-7 paragraph (d) below:

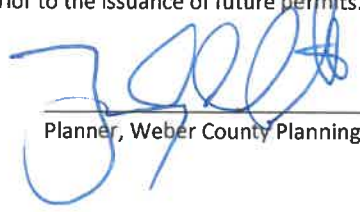
Lot of record. A lot of record is defined as any one of the following circumstances:

- (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 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.

This letter addresses the legal status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. These factors can affect a land owner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to the issuance of future permits.

Dated this 21 day of May, 2025



Planner, Weber County Planning Division

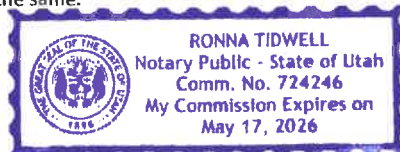
STATE OF UTAH)

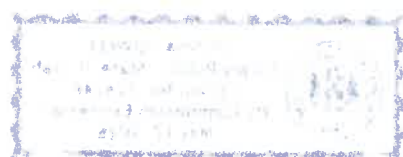
:SS

COUNTY OF WEBER)

On this 21 day of May, 2025, personally appeared before me, Ronna Tidwell, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public
Residing at:







Weber County

Exhibit "A"

Parcel # 22-015-0034

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0D07' EAST 2676.18 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21; SAID POINT IS ALSO SOUTH 0D07' WEST 2664.98 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTHQUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 89D53' WEST 716.24 FEET TO THE EAST LINE OF RIVER DRIVE; THENCE 2 COURSES ALONG SAID EAST LINE AS FOLLOWS: NORTHERLY ALONG THE ARC OF A 2904.18 FOOT RADIUS CURVE TO THE LEFT 81.82 FEET AND NORTH 14D20'45" WEST 94.17 FEET; THENCE SOUTH 89D53' EAST 759.07 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 0D07' WEST 170.69 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

WHEN RECORDED, MAIL TO: BOOK 1313 PAGE 425
WALKER BANK & TRUST COMPANY

P.O. Box 3309
Ogden, Utah 84409

700
783552

FILED AND RECORDED FOR
JUL 17 3 14 PM '79

RUTH EAMES OLSEN
WEBER COUNTY RECORDER
DEPUTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST DEED WITH ASSIGNMENT OF RENTS

Platted ☐ Indexed ☒
Photocopied ☐ Card File ☐
Microfilmed ☐ Abstracted ☐

THIS TRUST DEED, made this 17th day of July, 1979, between
Richard R. Olsen and Diana L. Olsen, husband and wife, as joint tenants
....., as TRUSTOR,
whose address is Box 202, Willard, Utah 84340
(STREET AND NUMBER) (CITY) (STATE)
WALKER BANK & TRUST COMPANY, a Utah bank and trust company, and in such capacity here-
in called TRUSTEE, and WALKER BANK & TRUST COMPANY, a Utah bank and trust company, and
in such capacity herein called BENEFICIARY,

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER
OF SALE, the following described property, situated in Weber County, State of Utah:

A part of the Northwest Quarter of Section 21, Township 7 North, Range 1
East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which
is North 0° 07' East 2676.18 feet along the Quarter Section Line from the
South Quarter corner of said Section 21, said point is also South 0° 07'
West 2664.98 feet along the Quarter Section Line from the North Quarter
corner of said Section 21; running thence North 89° 53' West 716.24 feet to
the East Line of River Drive; thence two courses along said East Line as
follows: Northerly along the arc of a 2904.18 foot radius curve to the
left 81.82 feet and North 14° 20' 45" West 94.17 feet; thence South 89° 53'
East 759.07 feet to the Quarter Section Line; thence South 0° 07' West
170.69 feet along the Quarter Section Line to the point of beginning.

FLOOD INSURANCE NOT REQUIRED

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereinto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

FOR THE PURPOSE OF SECURING, (1) payment of the indebtedness evidenced by a promissory note of even date herewith and all sums due thereunder, in the face amount of \$ 12,000.00, made by Trustor, payable to the order of Beneficiary at the times and in the manner therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

22-015-0034

CHAPTER 6. AGRICULTURAL ZONE A-2

6-1. Use Regulations.

In Agricultural Zone A-2, no building or structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Any use permitted in Agricultural Zone A-1.
2. Grain storage elevators; sugar beet loading stations and dump sites.
3. Fruit and vegetable storage and packing plants; fruit and vegetable stands when located not closer than twenty (20) feet from any property line.
4. Fur farm; dairy or creamery; dog kennels; dog breeding establishments; dog training schools; animal hospitals; public stables; riding academies; rodeo grounds; agricultural experiment stations; cemeteries.
5. Hospitals; sanitariums; correctional institutions; radio and television stations and towers.
6. Golf courses; golf driving ranges; gun clubs; skeet-shooting ranges; airports, private and commercial.
7. Public and private parks; circus or transient amusements.
8. Mines, quarries, gravel pits.
9. Advertising signs and structures subject to provisions of Chapter 23-19.
10. Accessory uses and buildings customarily incidental to the above.

6-2. Area Regulations.

The minimum lot area shall be not less than five (5) acres for all uses permitted in this Chapter, except that dwelling structures, churches, libraries, museums, public utility and public service uses, and sanitariums or hospitals, may be located on a lot of not less than two (2) acres.

6-3. Width Regulations.

The minimum width of any lot which is required by this Chapter to contain a minimum area of five (5) acres shall be three hundred (300) feet; the minimum width of any lot which is required by this Chapter to contain a minimum area of two (2) acres shall be one hundred fifty (150) feet.

6-4. Yard Regulations.

Same as for Agricultural Zone A-1.