



Weber County

Notice of Buildable Parcel



W2920655

5/15/2018

Re: Property identified as Parcel # 22-049-0010

Legal Description: See attached Exhibit "A"

EN 2920655 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
15-MAY-18 3:24 PM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 22-049-0010 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 4 below:

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

(1) 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

(2) 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

(3) 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

(4) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; or

(5) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single family dwelling prior to July 1, 1992; or

(6) 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.

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.



Weber County

Dated this 15 day of May, 2018

Felix Liverino, Planner
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 15 day of May, 2018 personally appeared before me,
Felix Liverino, the signer of the foregoing instrument, who duly acknowledged
to me that he executed the same.

[Signature]
Notary Public
Residing at: _____





Weber County

Exhibit "A"

Parcel # 22-049-0010

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE WEST 59 RODS, THENCE SOUTH 440 FEET; THENCE EAST 59 RODS, THENCE NORTH 440 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A RIGHT OF WAY OVER THE WEST 20 FEET OF THE FOLLOWING PROPERTY: PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1100 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE WEST 59 RODS, THENCE SOUTH 220 FEET, THENCE EAST 59 RODS, THENCE NORTH 220 FEET TO THE PLACE OF BEGINNING (BOOK 1745 PAGE 2911).