



Weber County

Incoming Application Processing Form

Project Name: Favero Rebuild Letter Request
Date Submitted: 7/29/2020 Zoning: A-1 Received by: Tammy
Culinary Water Provider: N/A Secondary Water Provider: N/A Waste Water Provider: N/A

Project Type:

- Alternative Access
- Board of Adjustment
- Building Parcel Designation
- Conditional Use Permit
- Design Review
- Hillside Review
- Land Use Permit
- Subdivisions:
 - Subdivision (Small/Amendment)
 - Subdivision-(Prelim/Final)
 - Subdivision-Cluster
- Zoning Text Amendment
- Zoning Map Amendment
- Zoning Development Agreement
- Vacation
- Other _____

Project Description: Rebuild Letter Request

Applicable Ordinances:

- Accessory Apartments
- Airport Zones and Height Regulations
- Cluster Subdivision
- Design Review
- Drinking Water Source Protection
- Hillside Development Review and Procedures and Standards
- Home Occupation
- Land Use Permit, Building Permit and Certificate of Occupancy
- Natural Hazards Overlay Districts
- Nonconforming Buildings, Uses and Parcels
- Ogden Valley Architectural, Landscape and Screening Standards
- Ogden Valley Lighting
- Ogden Valley Pathways
- Ogden Valley Sensitive Lands Overlay District
- Ogden Valley Signs
- Parking and Loading Space, Vehicle Traffic and Access Regulations
- Petitioner Requirements-Rezoning Procedure Development Agreement
- Planned Residential Unit Development
- Public Buildings and Public Utility Substations and Structures
- Signs
- Standards for Single Family Dwellings
- Supplementary & Qualifying Reg
- Time Share
- Zones & Districts

Weber County Review Agencies:

- Weber-Morgan Health Department-Drinking Water Division
- Weber-Morgan Health Department-Waste Water Division
- Weber County Addressing Official
- Weber County Animal Services
- Weber County Assessor's Office
- Weber County Board of Adjustment
- Weber County Building Inspection
- Weber County Commission
- Weber County Economic Development Partnership
- Weber County Engineering Division
- Weber County GIS
- Weber County CED
- Weber County Planning Division
- Weber County Recorder's Office
- Weber County Recreation Facilities
- Weber County Roads Division
- Weber County School District-Transportation Division
- Weber County Sheriff
- Weber County Special Events
- Weber County Surveyor's Office
- Weber County Treasurer's Office
- Weber Fire District
- Other _____

Outside Review Agencies:

- Bona Vista Water Improvement District
- Causey Estates Lot Owners Assoc.
- Central Weber Sewer Improvement
- Cole Canyon Water Company
- Centurylink
- Eden Irrigation Company
- Hooper Irrigation Company
- Hooper Water Improvement District
- Nordic Mountain Water Inc.
- Ogden Valley Starry Nights
- Powder Mountain Water & Sewer District
- Dominion Energy
- Rocky Mountain Power
- State of Utah Dept of Ag & Food
- Taylor Geotechnical
- Taylor-West Weber Water District
- Uintah Highlands Water & Sewer Dist
- US Forest Service
- Utah Department of Transportation
- Utah Division of Air Quality
- Utah Division of Drinking Water
- WC3
- Weber Pathways
- West Warren-Warren Water & Sewer
- Wolf Creek Water and Sewer Improvement District
- Other _____



Weber County

Notice of Buildable Parcel



W3073086

7-31-2020

Re: Property identified as Parcel # 15-078-0039

Legal Description: See attached Exhibit "A"

EH 3073086 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
31-JUL-20 441 PM FEE \$4.00 DEP PV
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 15-078-0039 is currently zoned Agricultural (A-1) 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 5 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

EH 3073086 PG 2 OF 3

Dated this 31 day of July, 2020

Felix Lleverino

Felix Lleverino, Planner
Weber County Planning Division

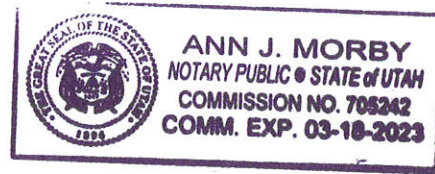
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 31 day of July, 2020, personally appeared before me, Felix Lleverino, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Ann J. Morby
Notary Public
Residing at:





Parcel # 15-078-0039

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 777.55 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 28; RUNNING THENCE WEST 133 FEET TO A POINT 100 FEET WEST OF THE WEST LINE OF ROAD; THENCE NORTH 105.2 FEET; THENCE EAST 133 FEET TO A POINT NORTH OF BEGINNING; THENCE SOUTH 105.2 FEET TO BEGINNING. SUBJECT TO A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE NORTH 20 FEET THEREOF. EXCEPT: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET, BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 777.55 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT IS ALSO BEING 551.36 FEET SOUTH ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 28, AND RUNNING THENCE WEST 40.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEER'S STATION 110+69.34, THENCE NORTH 114.11 FEET (RECORD 105.20 FEET) PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE CENTER LINE OF A CANAL, THENCE EAST 40.00 FEET ALONG SAID CANAL CENTER LINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID SECTION LINE, THENCE SOUTH 114.11 FEET (RECORD 105.20 FEET) ALONG SAID SECTION LINE AND SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4564 SQUARE FEET IN AREA OR 0.105 ACRE, MORE OR LESS, OF WHICH 3766 SQUARE FEET, MORE OR LESS, IS NOW OCCUPIED BY 3500 WEST STREET, BALANCE 798 SQUARE FEET IN AREA OR 0.018 ACRE, MORE OR LESS. (E# 2727299)



Weber County Corporation

Weber County Planning
2380 Washington Blvd, Ste 240

| | |
|-------------------------|--------|
| Customer Receipt | |
| Receipt Number | 139692 |

| |
|---------------------|
| Receipt Date |
| 07/29/20 |

Received From:
The Buyers Broker Re

Time: 14:12:1
Clerk: amorby

| Description | Comment | Amount |
|-------------|--------------------|----------|
| ZONING FEES | Alternative Access | \$375.00 |

| Payment Type | Quantity | Ref | Amount |
|--------------|----------|------|--------|
| CHECK | | 1091 | |

AMT TENDERED: \$375.00

AMT APPLIED: \$375.00

CHANGE: \$0.00

Buildable Parcel Determination Application

Requests are recommended to be submitted with an appointment. (801) 399-8791. 2380 Washington Blvd. Suite 240 Ogden, UT 84401

| | | |
|---------------------------------------|-------------------|-----------------------------|
| Date Submitted/Completed (Office Use) | Fees (Office Use) | Receipt Number (Office Use) |
|---------------------------------------|-------------------|-----------------------------|

Requesters Contact Information

| | |
|--|---|
| Name Robert Favero | Mailing Address 2049 Bluff Ridge Drive Syracuse, Utah 84075 |
| Phone 801 644-3706 | Fax none |
| Email Address robertlfavero@hotmail.com | Preferred Method of Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail <input type="checkbox"/> Text |

Property Information

| | |
|---|--|
| Address 2267 So. 3500 W OGDEN, Utah 84401 | Current Zoning A-1 |
| | Land Serial Number(s) 15-078-0046 39 |

NOTICE: The Weber County Planning Division will record the results of this request with the Weber County Recorder's Office in the form of a BUILDABLE PARCEL NOTICE or a NON-BUILDABLE PARCEL NOTICE.

Property Owner Affidavit

I (We), ~~Robert Favero~~, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 29 day of July, 2020.

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

Print this page

| | | | | |
|-------------------------------|--------------------------------|-----------------------------|--|----------------------------------|
| Current Taxes | Ownership Info | Tax History | Property Characteristics | Delinquent Taxes |
|-------------------------------|--------------------------------|-----------------------------|--|----------------------------------|

[<--Back to Search](#)

Parcel # 15-078-0039

Year built:
1969

Today's Date: 07/31/2020

Ownership Info

| | |
|------------------|---|
| Owner | FAVERO, ROBERT LAMAR & WF KATHRYN H FAVERO |
| Property Address | 2253 S 3500 W OGDEN 84401 |
| Mailing Address | 2049 S BLUFF RIDGE DR SYRACUSE UT 84075 |
| Tax Unit | 514 |

[View in Geo-Gizmo](#)

Plat Map

15-078 View PDF
Updated: April 07 2020

Dash Pages

- 15-078-1 View PDF
- 15-078-2 View PDF
- 15-078-3 View PDF
- 15-078-4 View PDF

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 15-078 View PDF

2017 Dash Pages

- 15-078-1 View PDF
- 15-078-2 View PDF
- 15-078-3 View PDF
- 15-078-4 View PDF

2016 - 15-078 View PDF

2016 Dash Pages

- 15-078-1 View PDF
- 15-078-2 View PDF
- 15-078-3 View PDF
- 15-078-4 View PDF

2015 - 15-078 View PDF

2015 Dash Pages

- 15-078-1 View PDF
- 15-078-2 View PDF
- 15-078-3 View PDF
- 15-078-4 View PDF

2014 - 15-078 View PDF

2014 Dash Pages

WESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEER'S STATION 110+69.34, THENCE NORTH 114.11 FEET (RECORD 105.20 FEET) PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE CENTER LINE OF A CANAL, THENCE EAST 40.00 FEET ALONG SAID CANAL CENTER LINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID SECTION LINE, THENCE SOUTH 114.11 FEET (RECORD 105.20 FEET) ALONG SAID SECTION LINE AND SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4564 SQUARE FEET IN AREA OR 0.105 ACRE, MORE OR LESS, OF WHICH 3766 SQUARE FEET, MORE OR LESS, IS NOW OCCUPIED BY 3500 WEST STREET, BALANCE 798 SQUARE FEET IN AREA OR 0.018 ACRE, MORE OR LESS. (E# 2727299)

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PROPERTY DESCRIPTION

Date Time: 31-JUL-2020 04:03 PM

Serial No. 15 078 0039 As of 20-DEC-1979 Change Year and Code ORIG Acres 0.32

+ -

* The following description * SQ FT

* for taxation purposes only* **Renumber** **Enter/Edit**

Nbr. Description

| | | |
|---|----|--|
| ▲ | 11 | PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, |
| | 12 | RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A |
| | 13 | POINT 777.55 FEET NORTH FROM THE SOUTHEAST CORNER OF THE |
| | 14 | NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 28; |
| | 15 | RUNNING THENCE WEST 133 FEET TO A POINT 100 FEET WEST OF THE |
| | 16 | WEST LINE OF ROAD; THENCE NORTH 105.2 FEET; THENCE EAST 133 |
| | 17 | FEET TO A POINT NORTH OF BEGINNING; THENCE SOUTH 105.2 FEET TO |
| | 18 | BEGINNING. |
| | 19 | SUBJECT TO A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE |
| | 20 | NORTH 20 FEET THEREOF. |
| | 21 | EXCEPT: A PARCEL OF LAND IN FEE FOR THE WIDENING OF |
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| | 24 | SWECTION 28, TOWNSHP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & |
| | 25 | MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED |
| | 26 | AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENITRE |
| | 27 | TRACT WHICH POINT IS 777.55 FEET NORTH OF THE SOUTHEAST CORNER |
| ▼ | 28 | OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID |

