



Weber County

Notice of Buildable Parcel



W3101043

November 9, 2020

Re: Property identified as Parcel # 07-099-0005

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 07-099-0005 is currently zoned Residential Estates (RE-20) 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.

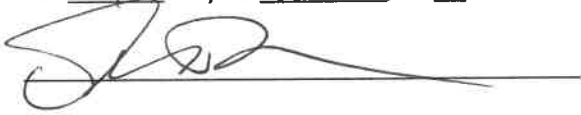
This letter addresses the legal status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. 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.

EH 3101043 PG 1 OF 3
LEAH H KILTS- WEBER COUNTY RECORDER
12-NOV-20 3:37 PM FEE \$1.00 DEP PV
REC FOR: WEBER COUNTY PLANNING



Weber County


Dated this 9 day of Nov, 2020



Steve Burton, Planner
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 9 day of Nov, 2020 personally appeared before me,
Steve Burton, 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 # 07-099-0005

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 450.98 FEET EAST AND 493.19 FEET NORTH, SOUTH 78D22' EAST 793.53 FEET AND NORTH 19D02' EAST 330.0 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 19D02' WEST 138.0 FEET; THENCE SOUTH 76D32' WEST 161.5 FEET; THENCE NORTH 56D23' WEST 156.0 FEET; THENCE NORTH 17D18' EAST 152.40 FEET; THENCE NORTH 32D18' EAST 42.02 FEET; THENCE NORTH 88D59' EAST 192.16 FEET; THENCE SOUTH 11D15'25" EAST 57.07 FEET; THENCE SOUTH 75D54'30" EAST 62.07 FEET; THENCE SOUTH 1D01' EAST 33.16 FEET TO BEGINNING. CONTAINING 1.55 ACRES.

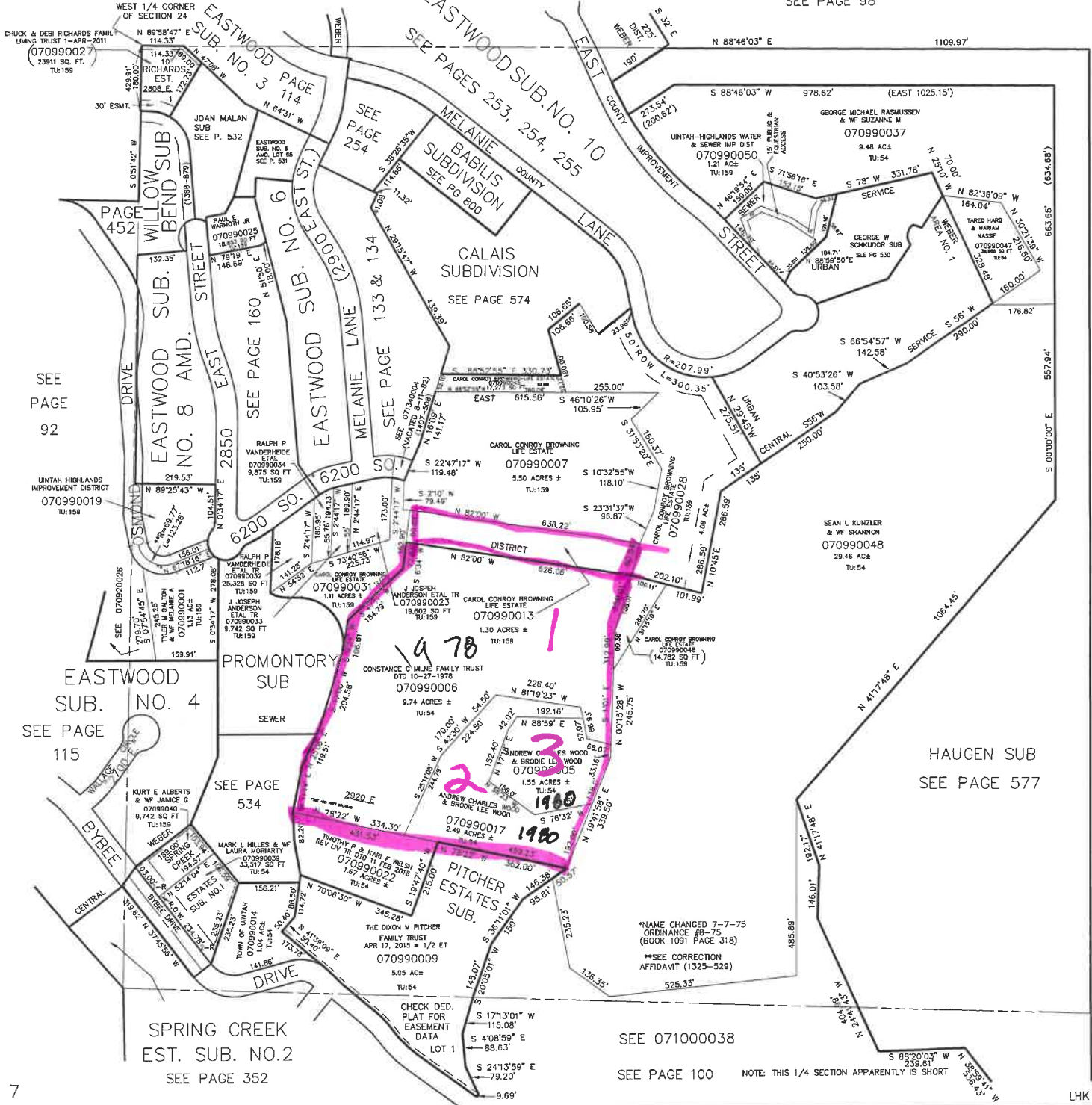
S.W. 1/4

SECTION 24 T.5N., R.1W., S.L.B. & M.

UINTAH DISTRICT
SCALE 1" = 200'

TAXING UNITS: 54, 159

SEE PAGE 98



SEE PAGE 92

SEE PAGE 115

SEE PAGE 98

HAUGEN SUB
SEE PAGE 577

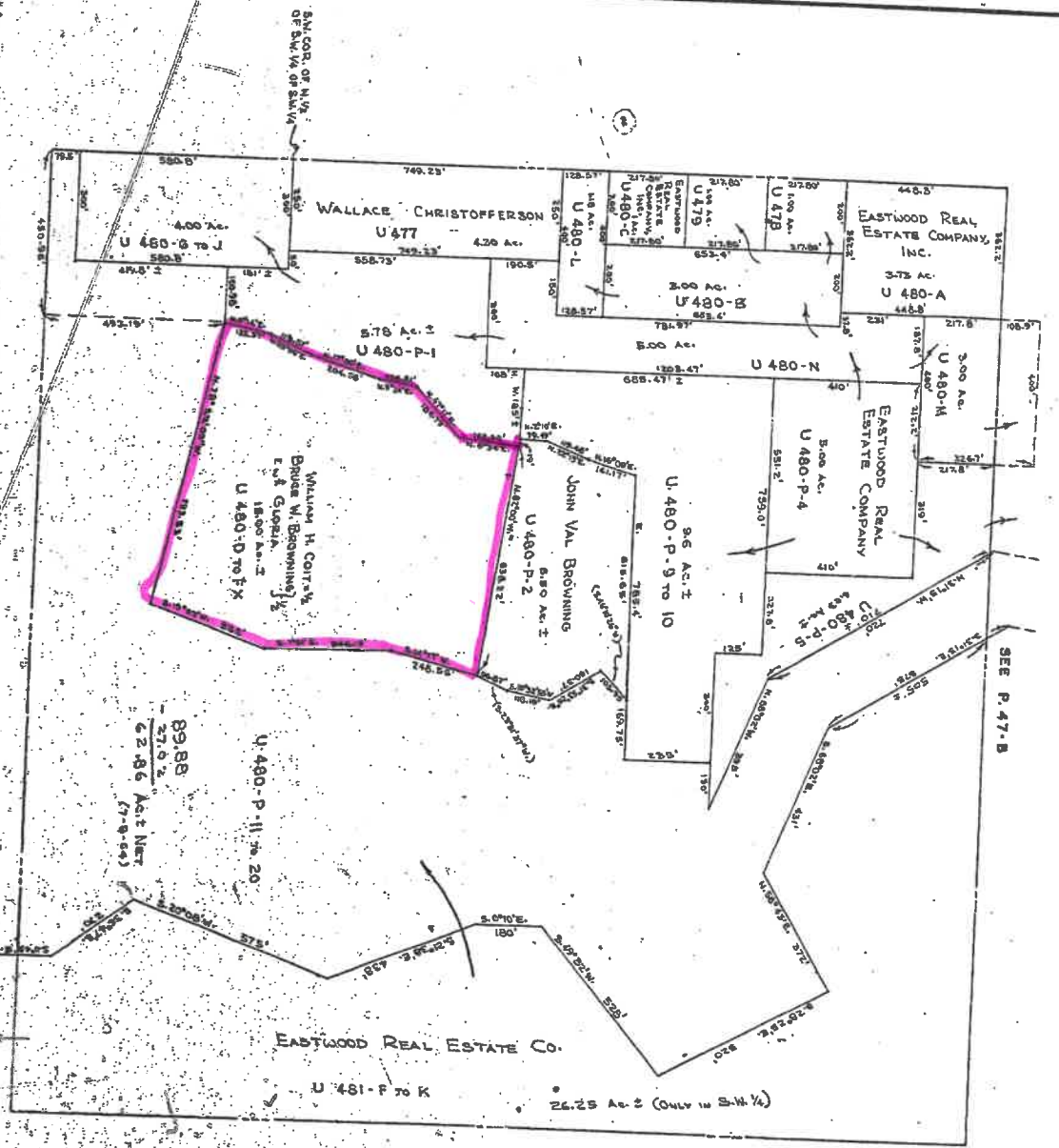
SEE 071000038

SEE PAGE 100

NOTE: THIS 1/4 SECTION APPARENTLY IS SHORT

SECTION 24 T.5N., R.1W., S.1B. & M.
 UTAH DISTRICT
 SCALE 1" = 200'

07000005



77A

28.216

47-A

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

Andrew Wood

Mailing Address

2880 E 6385 S
Ogden UT 84403

Phone

801.410.1333

Fax

Email Address

~~super~~ supergredos@gmail.com

Preferred Method of Correspondence

Email Mail

Property Information

Address

2880 E 6385 S
Ogden UT 84403

Current Zoning

RE-20

Land Serial Number(s)

070990005 and 070990017

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), Andrew Wood, 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.

[Signature]
(Property Owner)

(Property Owner)

[Signature]
(Notary)

Subscribed and sworn to before me this 14th day of Nov, 2020



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)