



## Weber County

### Notice of Buildable Parcel

12-11-2020

**Re:** Property identified as Parcel # 14-013-0009

**Legal Description:** See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 14-013-0009 is currently zoned Manufacturing (M-2) which allows for a variety of uses, including a dwelling unit for night watchmen or guard and family, 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**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_

\_\_\_\_\_, Planner  
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me, \_\_\_\_\_, 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 # 14-013-0009

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN: BEGINNING 360.35 FEET SOUTH 89D23' WEST ALONG THE QUARTER SECTION LINE AND 189.5 FEET NORTH 38D43'30" WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 69D7'30" EAST 110.7 FEET ALONG FENCE, THENCE NORTH 4D34'30" EAST 93.6 FEET, THENCE NORTH 69D7'30" EAST 25.09 FEET, THENCE NORTH 1D26' EAST 8.37 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG SOUTH RIGHT-OF-WAY LINE OF RAILROAD SPUR TRACK TO A POINT NORTH 38D43'30" WEST 178.70 FEET NORTH 0D02'30" EAST 45.65 FEET AND NORTH 67D48' EAST 59.66 FEET FROM BEGINNING, THENCE SOUTH 67D48' WEST 59.66 FEET, THENCE SOUTH 0D02'30" WEST 45.65 FEET, THENCE SOUTH 38D43'30" EAST 178.20 FEET TO BEGINNING. CONTAINING 1.35 ACRES, M/L.