



## Weber County

### Notice of Buildable Parcel



\*W3122169\*

1-25-2021

**Re:** Property identified as Parcel # 21-010-0038

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

EH 3122169 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
29-JAN-21 152 PM FEE \$1.00 DEP PV  
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 21-010-0038 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**

EH 3122169 PG 2 OF 3

Dated this 25 day of January, 2021

*Felix Lleverino*

*Felix Lleverino*, Planner  
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 25<sup>th</sup> day of January, 2021, personally appeared before me, *Felix Lleverino*, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

*Angela Martin*

Notary Public  
Residing at:





Exhibit "A"

Parcel # 21-010-0038

PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT IN THE MIDDLE OF A STREET AT A POINT 9.82 CHAINS WEST, AND 8.42 CHAINS NORTH 0D15' WEST FROM THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE NORTH 0D15' WEST 225.00 FEET ALONG THE CENTERLINE OF SAID STREET; THENCE NORTH 89D45' WEST 720.60 FEET; THENCE SOUTH 1D15' EAST 225.00 FEET; THENCE SOUTH 89D45' EAST 11 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 3.71 ACRES. SUBJECT TO THE RIGHT OF THE PUBLIC TO USE THAT EASTERLY PORTION THEREOF LYING WITHIN STREET RIGHT-OF-WAY.