



Weber County

Notice of Buildable Parcel



\*W3129949\*

2/26/2021

**Re:** Property identified as Parcel # 20-047-0008

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

EH 3129949 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
26-FEB-21 209 PM FEE \$1.00 DEP GC  
SEC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 20-047-0008 is currently zoned Forest Valley (FR-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 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 26<sup>th</sup> day of February, 2021

Steve Burton

 Planner  
Weber County Planning Division

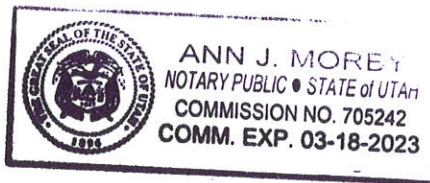
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 26 day of Feb., 2021, personally appeared before me, Steve Burton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Ann J. Morey  
Notary Public  
Residing at:





**Exhibit "A"**

**Parcel # 20-047-0008**

ALL OF LOT 8, OGDEN CANYON WILDWOOD ESTATES, WEBER COUNTY, UTAH. EXCEPT THE FOLLOWING: PART OF LOT 8, OGDEN CANYON WILDWOOD ESTATES, WEBER COUNTY, UTAH: BEGINNING AT THE EASTERLY CORNER OF LOTS 7 AND 8 OF OGDEN CANYON WILDWOOD ESTATES AND RUNNING THENCE ALONG THE LOT LINE NORTH 82D27' WEST 42.57 FEET; THENCE NORTH 62D58' WEST 6.09 FEET; THENCE SOUTH 82D27' EAST 49.86 FEET; THENCE SOUTH 45D32'02" WEST TO THE POINT OF BEGINNING. ALSO PART OF LOT 7, OGDEN CANYON WILDWOOD ESTATES, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, RUNNING THENCE SOUTH 62D58' EAST 34.68 FEET, THENCE NORTH 82D27' WEST 8.99 FEET, THENCE NORTH 62D58' WEST 26.20 FEET, THENCE NORTH 27D02' EAST 3.0 FEET TO THE POINT OF BEGINNING.