



Weber County



W3157211

EW 3157211 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
28-MAY-21 436 PM FEE \$1.00 DEP PV
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

May 28, 2021

Re: Property identified as Parcel #15-046-0012

Legal Description: PART OF LOT 20, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20; RUNNING THENCE SOUTH 2D43' WEST 10 RODS; THENCE SOUTH 89D50' WEST 8 RODS; THENCE NORTH 2D43' EAST 10 RODS; THENCE NORTH 89D50' EAST 8 RODS TO THE PLACE OF BEGINNING.

To Whom It May Concern,

The land identified as Tax Parcel #15-046-0012 is currently zoned Agricultural, 1 acre (A-1). This zone allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Section 101-2-13 (Definitions) of the Weber County Land Use Code. The subject parcel has been found to meet definition listed as number 5 below (see Exhibit A):

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 or redevelop this parcel provided that all applicable standards are met and that the parcel's legal description is not altered in any manner without County approval hereafter.

This letter addresses the legal status of the parcel based on area and frontage requirements only. The site has not been inspected to ensure that existing uses are allowed and/or existing structures meet required yard setbacks. These factors can affect a landowner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to a Building Permit being issued.



Weber County

Scott Perkes, AICP
Weber County Planning Division

Dated this 28 day of May, 2021

STATE OF UTAH)

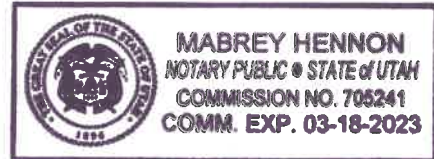
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COUNTY OF WEBER)

On the 28 day of May, 2021 personally appeared before me Scott Perkes the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Residing at:



BOYD PARSONS
Sue SHERYL L.

Exhibit A

1969

E. W1

(18)

13.74 AC.

0009

~~95 CWZ~~

N. 89° 50' E.

1448'

734.2'

713.8' 581.8'

ROBERT H. MCLEAN
Sue ELAINE
0012

VERNA HADLEY

~~96 CWZ~~
0010

ARCHIE MCLEAN

0013

~~98-8-70-5 CWZ~~

7.46 AC.

(20)

16.97 AC.

S. 87° 50' W.

1021.4'

S. 2° 57' W.

1047.1'

BOARD OF EDUCATION
OF WEBER COUNTY

0024

3.8 AC.

LYNN A. MCLEAN
Sue BEVERLY
0014

ARCHIE MCLEAN

4.71 AC.

0015

~~99-8-70-0 CWZ~~

S. 2° 43' W.

317'

(21)

LARRY H. CHARLTON
LARRY H. CHARLTON
LINDA K.
0025

1.36 AC.

N. 2° 43' E.

190'

LARRY H. CHARLTON
LARRY H. CHARLTON
LINDA K.
0026

2.0 AC.

N. 2° 43' E.

314.37'

HOOPER

N. 89° 04' E.

90

314.37'

7551'

(19)

1721 AC.

N. 0° 14' E.

2645.1'

1069.5'

684.9'

S. 87° 50' W.

1055.8'

(32)

6.61 AC.

JOSEPHINE RAUZI

(31)

0.43 AC.

142.7'

19.7'

WEST WEBER CORP.
OF THE CHURCH OF
L.D.S.

315.6'

330.3'

N. 87° 34' E.

190.2'

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