



Weber County

Notice of Buildable Parcel



W3163928

DATE

Re: Property identified as Parcel # 15-083-0022

Legal Description: See attached Exhibit "A"

EH 3163928 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
25-JUN-21 342 PM FEE \$.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 15-083-0022 is currently zoned Agricultural (A-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 LUC§101-1-7 paragraph 3 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.

Dated this 25th day of June, 2021


Tammy Aydelotte, Planner II
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 25 day of June, 2021, personally appeared before me, Tammy Aydelotte, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: Ogden, Utah





Weber County

E# 3163928 PG 2 OF 3

Exhibit "A"

Parcel # 15-083-0022

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 975 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER; THENCE SOUTH 96 FEET; THENCE EAST 178 FEET; THENCE NORTH 96 FEET; THENCE WEST 178 FEET TO BEGINNING.

Parcel #: 150830022

Building Characteristics	
Property Type:	Residential
Built As Desc.:	Salvage
Stories:	1
Above Grade Square Feet:	1,200
Basement Square Feet:	0
Total Square Feet:	1,200
Basement Percent Complete:	No Basement
Garage Sq. Feet:	0
Percent Complete:	100%
Exterior:	Frame Masonry Veneer
Roof Cover:	Wood Shingle
Year Built:	1904
Lot Size:	0.39 Acres

Building Sketches - Click on Image to enlarge

Serial No. 15 083 0022 As of 10-AUG-1987 Change Year and Code 1987 R/P Acres 0.3917

+ - * The following description * SQ FT 17066

* for taxation purposes only* **Renumber** **Enter**

Nbr.	Description
11	PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH,
12	RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING
13	975 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST
14	QUARTER; THENCE SOUTH 96 FEET; THENCE EAST 178 FEET; THENCE
15	NORTH 96 FEET; THENCE WEST 178 FEET TO BEGINNING.