



**Weber County**



\*W3170372\*

EN 3170372 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
22-JUL-21 2:20 PM FEE \$1.00 DEP TN  
REC FOR: WEBER COUNTY PLANNING

### Notice of Buildable Parcel

July 22, 2021

**Re:** Properties identified as Parcel #21-025-0010

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

To whom it may concern,

The land with Parcel Number 21-025-0010 is currently zoned AV-3 which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Chapter 101-2 of the Weber County Land Use Code (LUC). The subject parcel is a "Lot of Record" as defined in LUC §101-2-13, and as provided in 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 has reviewed the parcel as it exists today at the landowner's request. 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.



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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 22 day of July, 2021

  
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Weber County Planning Division

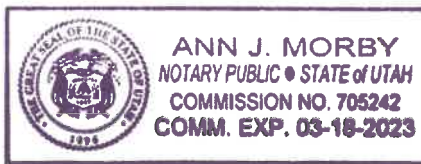
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 22 day of July, 2021, personally appeared before me, Steve Burton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public  
Residing at:





## Weber County

### Exhibit "A"

#### Legal Description of Property

PART OF THE EAST 1/2 OF NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT CENTER OF COUNTY ROAD 18.7 CHAINS WEST AND SOUTH 0D45' EAST 12.78 CHAINS, FROM SAID NORTHEAST CORNER OF NORTHWEST QUARTER, THENCE SOUTH 89D15' EAST ALONG CENTER OF ROAD 269.0 FEET TO POINT OF BEGINNING OF THIS DESCRIBED PROPERTY; THENCE SOUTH 0D45' EAST 1255.32 FEET, THENCE EAST 359.0 FEET, THENCE NORTH 1D16' WEST 695.32 FEET, THENCE NORTH 89D15' WEST 150.53 FEET, THENCE NORTH 2D30' WEST 426.11 FEET, THENCE SOUTH 89D15' EAST 6.5 FEET, THENCE NORTH 2D30' WEST 140 FEET, THENCE NORTH 89D15' WEST 163.2 FEET TO POINT OF BEGINNING. CONTAINING 7.88 ACRES, M/L.