



Weber County

E# 3196378 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
10-NOV-21 336 PM FEE \$0.00 DC
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel



W3196378

November 9, 2021

Re: Properties identified as Parcel #21-005-0003

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-005-0003 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 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 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.



Weber County

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 9 day of Nov., 2021




Weber County Planning Division

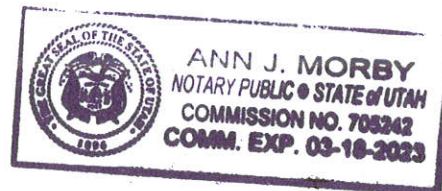
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 9 day of Nov., 2021, personally appeared before me, Ann J. Morby, 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 SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 2D04' WEST 3279.2 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; RUNNING THENCE SOUTH 88D41' WEST 663.4 FEET; THENCE SOUTH 2D10' WEST 314.2 FEET; THENCE NORTH 85D16' EAST 321.9 FEET; THENCE SOUTH 1D05' WEST 45.7 FEET; THENCE SOUTH 87D36' EAST 341.7 FEET; THENCE NORTH 2D10' EAST 362.9 FEET TO THE POINT OF BEGINNING. SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE EASTERLY PORTION THEREOF.