



Weber County



W3204676

E# 3204676 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
16-DEC-21 152 PM FEE \$0.00 TN
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

December 14, 2021

Re: Properties identified as Parcel #22-051-0011

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-051-0011 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.



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 16 day of Dec, 2021

SkubB

Weber County Planning Division

STATE OF UTAH)

:ss

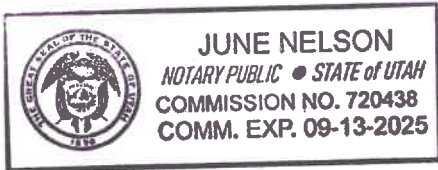
COUNTY OF WEBER)

On this 16 day of December 2021 personally appeared before me, June Nelson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

June Nelson

Notary Public

Residing at:





Weber County

Exhibit "A"

Legal Description of Property

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT NORTH 89D22' WEST ALONG THE SECTION LINE 1237.2 FEET AND NORTH 1D30' EAST 299.5 FEET ALONG THE WEST LINE OF THE COUNTY ROAD, AND NORTH 88D30' WEST 378 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION (BEING SOUTHWEST CORNER OF LAND CONVEYED BY DEED RECORDED IN BOOK 568 OF RECORDS, PAGE 628) RUNNING THENCE SOUTH 2D06' EAST 305.3 FEET, MORE OR LESS, TO SECTION LINE, THENCE SOUTH 89D22' EAST 242.52 FEET; THENCE NORTH 0D35'12" EAST 302.55 FEET, MORE OR LESS, TO A POINT SOUTH 88D30' EAST FROM BEGINNING, THENCE NORTH 88D30' WEST 260.21 FEET, MORE OR LESS, TO PLACE OF BEGINNING.