



Weber County

Notice of Buildable Parcel



W3210104

DATE: 1/10/2022

Re: Property identified as Parcel # 21-021-0040

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-021-0040 is currently zoned Forest Valley (FV-3) 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 5 below:

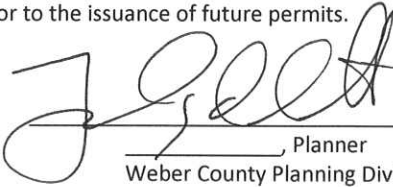
Lot of record. A lot of record is defined as any one of the following circumstances:

- (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 10th day of January, 2022



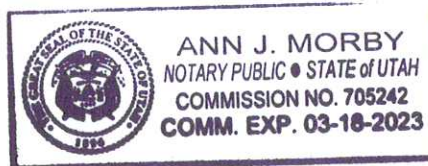
Planner
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 10 day of Dec., 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"

Parcel # 21-021-0040

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER SECTION; RUNNING THENCE EAST 300 FEET; THENCE SOUTH 290.4 FEET; THENCE WEST 300 FEET; THENCE NORTH 290.4 FEET TO THE POINT OF BEGINNING. CONTAINS 2.00 ACRES. TOGETHER WITH A 20 FOOT RIGHT-OF-WAY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 10 FEET FROM THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY; AND RUNNING THENCE EAST 1030 FEET, MORE OR LESS, TO A POINT WHICH IS 10 FEET EAST OF THE QUARTER SECTION LINE; THENCE NORTH $0^{\circ}39'44''$ WEST 1320 FEET, MORE OR LESS, PARALLEL TO THE QUARTER SECTION LINE TO A POINT WHICH IS 10 FEET EAST AND 10 FEET SOUTH OF THE CENTER OF SAID SECTION 15; THENCE NORTH $89^{\circ}37'42''$ EAST 610.00 FEET TO THE WEST LINE OF 10000 EAST STREET.