



Weber County



W3243123

Notice of Non-buildable Parcel

E# 3243123 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER
28-JUN-22 8:38 AM FEE \$0.00 DC
REC FOR: WEBER COUNTY PLANNING

June 27, 2022

Re: Property identified as Parcel # 21-008-0038

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-008-0038 is currently zoned Forest (AV-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). Following historical research of the parcel (see Exhibit "B"), the subject parcel has been found to **NOT** meet any of the definitions of a "Lot of Record" as listed below and found in LUC§101-1-7:

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 cannot issue a Land Use Permit to develop this parcel until the parcel meets one of the above described circumstances.

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.

Signatures on the following page.



Weber County

Dated this 28 day of June, 2022

Steve Burton

Planner
Weber County Planning Division

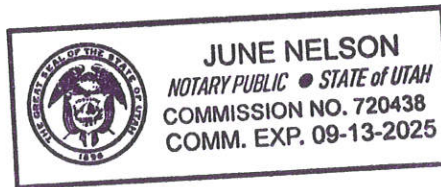
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 28 day of June, 2022 personally appeared before me, Steve Burton, 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"

Parcel # 21-008-0038

PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 500 NORTH STREET; SAID POINT IS 1307.28 FEET NORTH 00D01'30" WEST ALONG THE QUARTER SECTION LINE TO SAID NORTH RIGHT OF WAY LINE; AND 183.57 FEET SOUTH 89D01'26" WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89D01'26" WEST 350.02 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST BOUNDARY OF HUNTSVILLE HEIGHTS SUBDIVISION (E# 1233080, IN BOOK 36 AT PAGE 03); THENCE NORTH 01D34'38" WEST 840.36 FEET ALONG SAID EAST BOUNDARY LINE AND SAID BOUNDARY LINE EXTENDED; THENCE NORTH 88D28'03" EAST 504.94 FEET MORE OR LESS TO AN EXISTING FENCE LINE AGREEMENT (E# 1659574 IN BOOK 2031 AT PAGE 1889); THENCE SOUTH 01D10'53" EAST 57.59 FEET; THENCE NORTH 88D11'32" EAST 91.16 FEET; THENCE SOUTH 02D53'09" EAST 533.37 FEET; THENCE NORTH 86D29'04" WEST 195.93 FEET; THENCE WEST 73.88 FEET; THENCE SOUTH 02D22'25" EAST 272.61 FEET TO THE POINT OF BEGINNING.



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Exhibit "B"

The subject parcel was modified outside of a subdivision plat following platting requirements that enacted in 1992.

