



Weber County

Notice of Non-buildable Parcel



W3249867

8/9/2022

Re: Property identified as Parcel #20-036-0028

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 20-036-0028 is currently zoned Forest (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). 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 10 day of Aug, 2022




Planner
Weber County Planning Division

STATE OF UTAH)

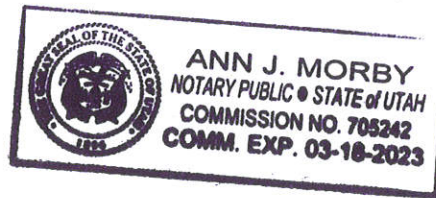
:ss

COUNTY OF WEBER)

On this 10 day of Aug, 2022, 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 # 20-036-0028

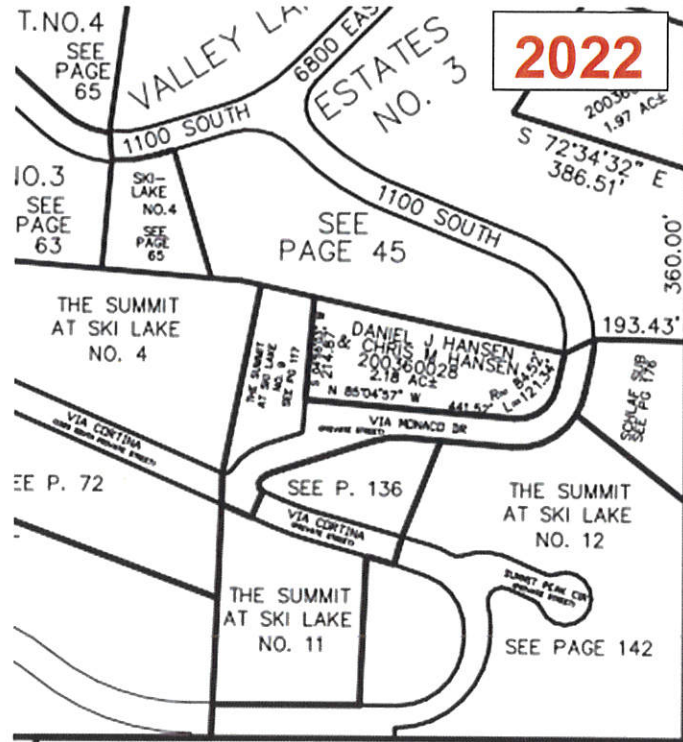
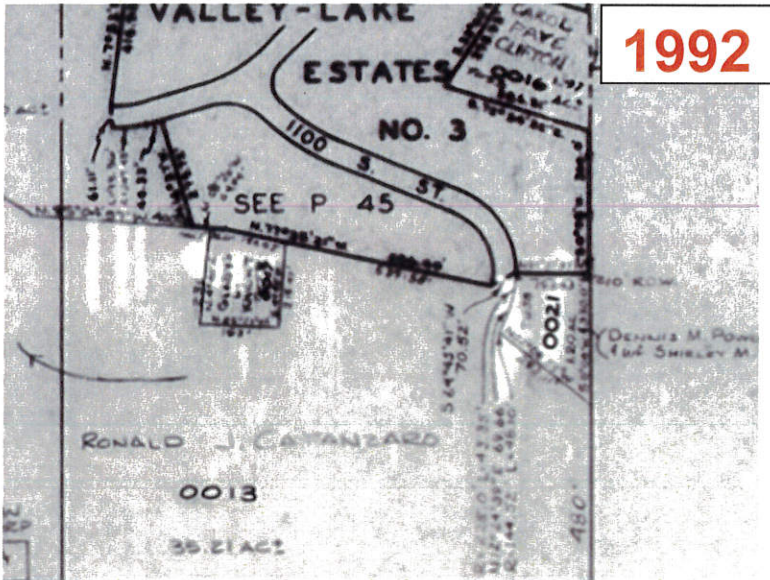
PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF LOT 33, VALLEY LAKE ESTATES NO. 3, WEBER COUNTY, UTAH; SAID POINT BEING 3724.47 FEET SOUTH 89°36'57" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24 AND ITS EXTENSION AND 1854.38 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 12°39'42" WEST 69.67 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF AN 84.52 FOOT RADIUS CURVE TO THE RIGHT 121.34 FEET (LONG CHORD BEARS SOUTH 53°47'22" WEST 111.18 FEET), THENCE NORTH 85°04'57" WEST 441.52 FEET TO THE SOUTHEAST CORNER OF PROPERTY OWNED BY GLADYS L. KNIGHT, THENCE NORTH 4°55'03" EAST 214.87 FEET ALONG THE EAST LINE OF SAID PROPERTY TO THE SOUTH BOUNDARY LINE OF SAID VALLEY LAKE ESTATES NO. 3, THENCE SOUTH 77°20'18" EAST (SOUTH 77°35'21" EAST-PLAT) 539.58 FEET TO THE POINT OF BEGINNING.



Weber County

Exhibit "B"

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



Legal Description

PROPERTY DESCRIPTION Date/Time: 09-AUG-2022 10:43 AM

Serial No. 20 036 0028 As of 03-FEB-1995 Change Year and Code 1995 ORIG Acres 2.13

* The following description * SQ FT

* for taxation purposes only* **Renumber** **Enter/Edit**

Nbr.	Description
11	PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH,
12	RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT THE SOUTHEAST CORNER OF LOT 33, VALLEY LAKE
14	ESTATES NO. 3, WEBER COUNTY, UTAH; SAID POINT BEING 3724.47
15	FEET SOUTH 89D36'57" EAST ALONG THE NORTH LINE OF THE
16	NORTHWEST QUARTER OF SAID SECTION 24 AND IT'S EXTENSION AND
17	1854.38 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID
18	SECTION 24, AND RUNNING THENCE SOUTH 12D39'42" WEST 69.67
19	FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF AN 84.52 FOOT
20	RADIUS CURVE TO THE RIGHT 121.34 FEET (LONG CHORD BEARS
21	SOUTH 53D47'22" WEST 111.18 FEET), THENCE NORTH 85D04'57"
22	WEST 441.52 FEET TO THE SOUTHEAST CORNER OF PROPERTY OWNED BY
23	GLADYS L KNIGHT, THENCE NORTH 4D55'03" EAST 214.87 FEET ALONG
24	THE EAST LINE OF SAID PROEPRTY TO THE SOUTH BOUNDARY LINE OF
25	SAID VALLEY LAKE ESTATES NO. 3, THENCE SOUTH 77D20'18" EAST
26	(SOUTH 77D35'21" EAST-PLAT) 539.58 FEET TO THE POINT OF
27	BEGINNING.