



W3257508



Weber County

Notice of Non-buildable Parcel

E# 3257508 PG 1 OF 4
LEANN H KILTS, WEBER CTY. RECORDER
29-SEP-22 3:14 PM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

September 29, 2022

Re: Property identified as Parcel # 22-029-0002

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-029-0002 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:

- a. 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
- b. 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
- c. 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
- d. A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; or
- e. A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single-family dwelling prior to December 31, 1992; or
- f. A parcel of real property that contains at least 100 acres; or
- g. 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; or
- h. A reconfigured parcel or lot that met any one of (a) through (g) of this definition prior to its reconfiguration, as long as:
 - 1. The reconfiguration did not make the parcel or lot more nonconforming;
 - 2. No new lot or parcel was created; and
 - 3. All affected property was outside of a platted subdivision.

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 29 day of Sept., 2022

Planner Technician
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 29 day of Sept., 2022 personally appeared before me, Marta Borchert, 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 # 22-029-0002

PART OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 451.72 FEET NORTH AND 202.21 FEET WEST FROM THE SOUTHEAST CORNER OF NORTHEAST QUARTER NORTHEAST QUARTER OF SAID SECTION 32, AND RUNNING THENCE NORTH 22° WEST 290.54 FEET, THENCE NORTH 69°45'45" EAST 150 FEET, THENCE SOUTH 22° EAST 290.54 FEET, THENCE SOUTH 69°45'45" WEST 150 FEET TO THE POINT OF BEGINNING. CONTAINING 1.20 ACRES M/L. SUBJECT TO A 50 FOOT RIGHT-OF-WAY DESCRIBED AS PER RECORD IN BOOK 1135, PAGE 2.



Weber County

Exhibit "B"

The subject parcel does not have the required frontage of 150 ft. for the zone FV-3.

