



Weber County



W3279030

E# 3279030 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER
07-APR-23 11:01 AM FEE \$0.00 NNP
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

April 6, 2023

Re: Properties identified as Parcel # 20-035-0012

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 20-035-0012 is currently zoned FV-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 d below:

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.*



Weber County

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.

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 7 day of April, 2023

Weber County Planning Division

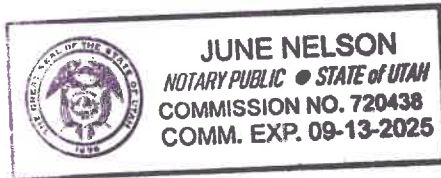
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 7 day of April, 2023 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:





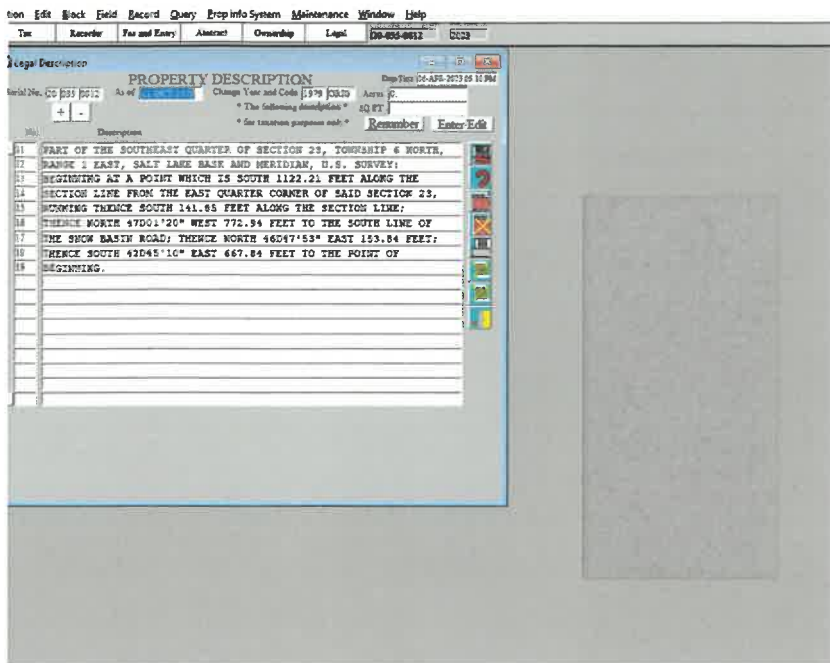
Weber County

Exhibit "A"

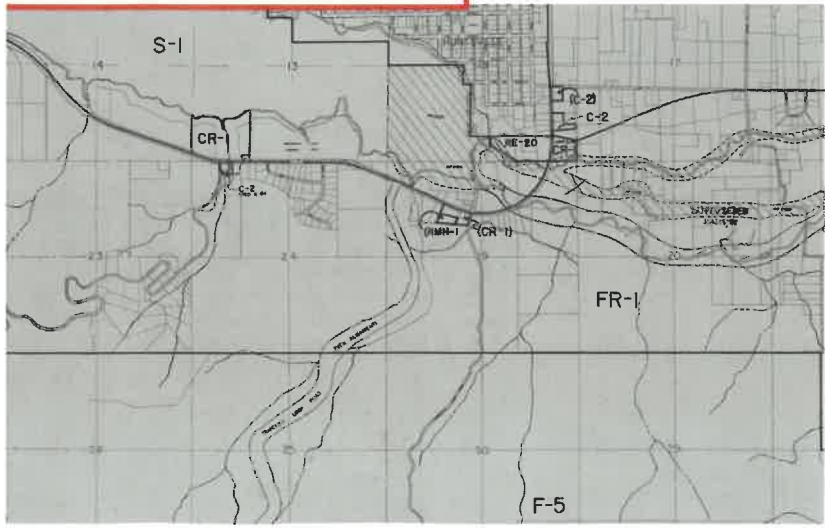
Legal Description of Property

200350012

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 1122.21 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE SOUTH 141.85 FEET ALONG THE SECTION LINE; THENCE NORTH 47°01'20" WEST 772.94 FEET TO THE SOUTH LINE OF THE SNOW BASIN ROAD; THENCE NORTH 46°47'53" EAST 153.84 FEET; THENCE SOUTH 42°45'10" EAST 667.84 FEET TO THE POINT OF BEGINNING.



Zoning map through 1988 shows FR-1



Zoning ordinance through 1982 shows FR-1 development standards

- THE HEIGHT OF THE MAIN BUILDING OR WHICH IT IS ATTACHED.
- 12-5. Site Development Standards.
- | | |
|--------------------------|--|
| 1. Minimum Lot Area | one acre |
| 2. Minimum Lot Width | 150 feet, except the width of lots on the outside of the curved streets or on the ends of cul-de-sacs may be reduced by up to one-third (1/3) provided the lot has the required lot width at a distance of 70 feet back from the front lot line. |
| 3. Minimum Yard Setbacks | |
| a. Front | 50 ft. on right-of-way of 80 ft. or more, otherwise 30 ft. |
| b. Side | 20 ft., except 30 ft. on side facing street on corner lot. |
| c. Rear | |
| (1) Main Bldg. | 30 feet |
| (2) Accessory Bldg. | 10 feet |
| 4. Building Height | |
| a. Minimum | one story |
| b. Maximum | 2½ stories or 35 feet. |
- 7-77
4-21-77