



W3284607

Weber County

Notice of Buildable Parcel

E# 3284607 PG 1 OF 2

LEANN H KILTS, WEBER CTY. RECORDER
25-MAY-23 11:23 AM FEE \$0.00 SW
REC FOR: WEBER COUNTY PLANNING

DATE: May 25, 2023

Re: Property identified as Parcel # 22-071-0004

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-071-0004 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 is a "Lot of Record" because it meets one of the circumstances listed in LUC§101-1-7, 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 July 1, 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 can issue a Land Use Permit to develop this parcel. 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.



Weber County

Dated this 25 day of May 2023

Planner
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 25 day of May, 2023, personally appeared before me, Steve Burton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at:

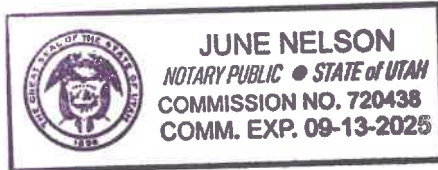


Exhibit "A"

Parcel # 22-071-0004

PART OF LOT 4-R, BLAKE HOLLEY SUBDIVISION, WEBER COUNTY, UTAH. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4-R AND RUNNING THENCE SOUTH 73D16'33" EAST 240 FEET; THENCE SOUTH 14D59'22" WEST 295.52 FEET; THENCE SOUTH 89D27' WEST 149.90 FEET; THENCE NORTH 0D33' WEST 355.98 FEET TO POINT OF BEGINNING.