



Weber County

Notice of Buildable Parcel



W3288890

6/29/2023

RE: Property with Parcel ID# 15-055-0062

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 15-055-0062 is currently zoned (Agriculture A-1) 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 was found to be a "Lot of Record" as defined in LUC§101-2-13 paragraph d) (see Exhibit B)

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 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 29th day of June, 2023



Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

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COUNTY OF WEBER)

On this 29 day of June, 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





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Residing at:

Exhibit "A"

Parcel ID# 15-055-0062

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT 7.83 FEET SOUTH AND 28.0 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 20, SAID TRUE POINT OF BEGINNING BEING SOUTH 0°50'21" WEST 1327.84 FEET AND NORTH 89°21' WEST 28.0 FEET FROM THE NORTHEAST CORNER OF SECTION 20; SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF 4300 WEST STREET; RUNNING THENCE NORTH 89°21' WEST 572.35 FEET TO THE NORTHERLY RIGHT OF WAY OF 900 SOUTH STREET; THENCE SOUTH 55°50' EAST 201.06 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STREET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE THROUGH THE ARC OF A 888.2 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 428.60 FEET (LONG CHORD BEARS SOUTH 69°47'47" EAST 428.60 FEET) TO THE WEST RIGHT OF WAY LINE OF 4300 WEST STREET; THENCE NORTH 0°50'21" EAST 254.47 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

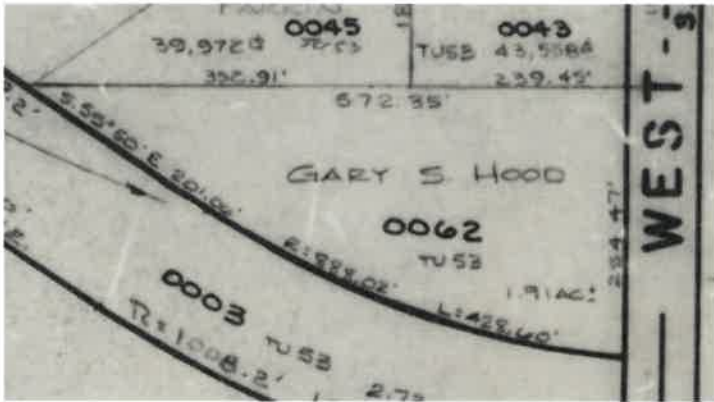


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Exhibit "B"

1992



2023

