



## Weber County

## Notice of Non-Buildable Parcel



\*W3300525\*

DATE: October 2, 2023

Re: Property identified as Parcel # 22-015-0074

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-015-0074 is currently zoned Agricultural Valley (AV-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 not a "Lot of Record" because it does not meet any of the circumstances listed in LUC§101-2-13 **Lot Definitions**, as listed low:

*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 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.



**Weber County**

Dated this 3<sup>rd</sup> day of October, 2023

Planner II  
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 3<sup>rd</sup> day of October, 2023, personally appeared before me, Felix Lleverino, 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 # 22-015-0074

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 0D05'39" EAST 767.65 FEET ALONG THE SECTION LINE, SOUTH 89D55'48" EAST 493.08 FEET, SOUTH 18D58' EAST 348.15 FEET, SOUTH 58D00' EAST 205.00 FEET, SOUTH 17D06' EAST 240.00 FEET AND SOUTH 12D10' WEST 217.49 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE SOUTH 89D55'48" EAST 1073.70 FEET TO THE WEST LINE OF RIVER DRIVE, THENCE TWO COURSES ALONG SAID WESTLINE AS FOLLOWS: SOUTHERLY ALONG THE ARC OF A 2838.18 FEET RADIUS CURVE TO THE RIGHT 61.07 FEET (LONG CHORD BEARS SOUTH 11D44'12" EAST) AND SOUTH 7D50'48" EAST 90.47 FEET, THENCE NORTH 89D55'48" WEST 728.29 FEET, THENCE SOUTH 11D33' EAST 228.50 FEET, THENCE SOUTH 56D48' EAST 112.00 FEET, THENCE SOUTH 26D48' EAST 94.50 FEET, THENCE SOUTH 70D43' EAST 141.90 FEET, THENCE SOUTH 10D07' EAST 237.50 FEET, THENCE NORTH 85D12' EAST 156.00 FEET, THENCE SOUTH 59D03' EAST 104.40 FEET, THENCE SOUTH 12D48' EAST 104.40 FEET, THENCE SOUTH 297.70 FEET TO A POINT WHICH IS NORTH 1237.50 FEET ALONG THE SECTION LINE, AND SOUTH 89D36'44" EAST 1789.72 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE NORTH 89D36'44" WEST 210.00 FEET, THENCE NORTH 13D35' WEST 390.00 FEET, NORTH 41D15' WEST 515.00 FEET, NORTH 69D58' WEST 170.00 FEET, NORTH 44D14' WEST 330.00 FEET AND NORTH 12D10' EAST 182.52 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM: PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS NORTH 0D05'39" EAST 767.65 FEET ALONG THE SECTION LINE, SOUTH 89D55'48" EAST 493.08 FEET, SOUTH 18D58' EAST 348.15 FEET, SOUTH 58D00' EAST 205.00 FEET, SOUTH 17D06' EAST 240.00 FEET, SOUTH 12D10' WEST 217.49 FEET, SOUTH 89D55'48" EAST 1073.70 FEET TO THE WESTLINE OF RIVER DRIVE, TWO COURSES ALONG SAID WEST LINE AS FOLLOWS; SOUTHERLY ALONG THE ARC OF A 2838.18 FEET RADIUS CURVE TO THE RIGHT 61.07 FEET (LONG CHORD BEARS SOUTH 11D44'12" EAST) AND SOUTH 7D50'48" EAST 90.47 FEET NORTH 89D55'48" WEST 728.29 FEET SOUTH 11D33' EAST 228.50 FEET, SOUTH 56D48' EAST 112.00 FEET, SOUTH 26D48' EAST 94.50 FEET, AND SOUTH 70D43' EAST 141.90 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 21 TO THE TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 70D43' EAST 100.00 FEET, THENCE SOUTH 10D07' EAST 237.50 FEET, THENCE NORTH 85D12' EAST 156.00 FEET, THENCE SOUTH 59D03' EAST 104.40 FEET, THENCE SOUTH 12D48' EAST 104.40 FEET, THENCE SOUTH 297.70 FEET TO A POINT WHICH IS NORTH 1237.50 FEET ALONG THE SECTION LINE, AND SOUTH 89D36'44" EAST 1789.72 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE NORTH 89D36'44" WEST 210.00 FEET, THENCE NORTH 13D35' WEST 390.00 FEET, NORTH 41D15' WEST 234 FEET, MORE OR LESS, TO A POINT SOUTH 19D41'7" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 19D41'7" EAST 160 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (E# 2234820)