



**Notice of Non-buildable Parcel**

October 24, 2023

**Re:** Property identified as Parcel # 06-121-0016



**Legal Description:** See attached Exhibit "A"

\*W3303105\*

To whom it may concern,

The land with Parcel Number 06-121-0016 is currently zoned Residential (RE-20) 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.



**Weber County**

Dated this 26 day of Oct, 2023


  
Planner Technician  
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 26 day of Oct, 2023 personally appeared before me, Ann J. Morby, 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 # 06-121-0016**

PART OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING SOUTH 41D39'38" EAST 200.00 FEET FROM THE MOST NORTHERLY CORNER OF WOODLAND ESTATES SUBDIVISION UNIT 4, THENCE NORTH 42D08'11" EAST TO THE EAST LINE OF THE WEST 1/2 OF SAID QUARTER SECTION, THENCE SOUTH TO THE NORTHEAST CORNER OF THE PROPERTY AS DEFINED BY Q.C.D. RECORDED IN BOOK 1020, PAGE 21, THENCE WEST 150 FEET, THENCE SOUTHWESTERLY TO THE MOST NORTHERLY CORNER OF LOT 86 WOODLAND ESTATE SUBDIVISION UNIT 4; THENCE NORTH 41D39'38" WEST 88 FEET TO PLACE OF BEGINNING.

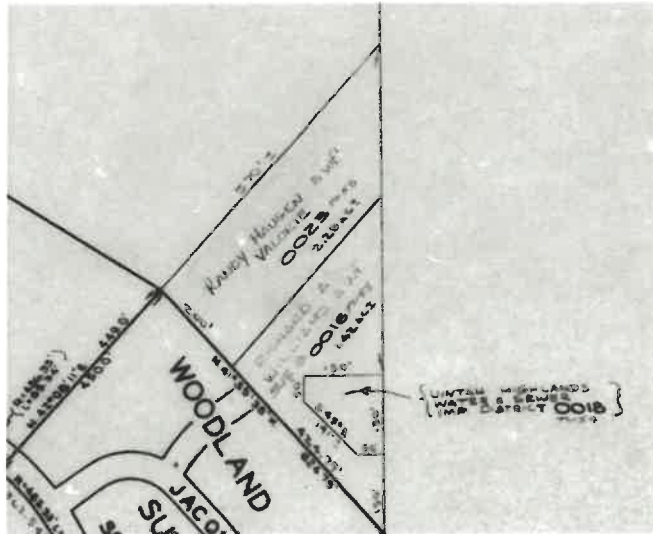


Weber County

**Exhibit "B"**

The subject parcel was modified outside of a subdivision plat following platting requirements that enacted in 1992.

1992



1997



2023

