



Weber County

Notice of Buildable Parcel

10/26/2023

RE: Property with Parcel ID# 21-035-0013

Legal Description: See attached Exhibit "A"



W3303103

E# 3303103 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
28-OCT-23 0321PM FEE \$.00 211
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 21-035-0013 is currently zoned Forest (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 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 26th day of October, 2023

Marta Borchert, Planning Technician
Weber County Planning Division

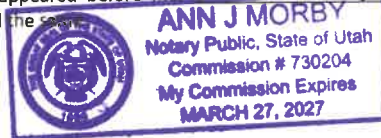
STATE OF UTAH)

: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





Weber County

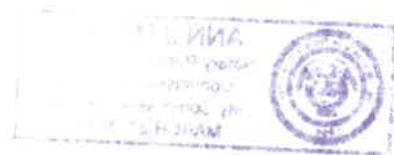
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Residing at:

Exhibit "A"

Parcel ID# 21-035-0013

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1306 FEET EAST AND 1320 FEET NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 21, AND NORTH 0D36' WEST 379.5 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE WEST 958.39 FEET; THENCE NORTH 5D26' EAST 230.78 FEET; THENCE EAST 934.13 FEET, MORE OR LESS TO A POINT NORTH 0D36' WEST FROM BEGINNING; THENCE SOUTH 0D36' EAST 229.5 FEET TO BEGINNING. CONTAINING 5 ACRES, M/L.



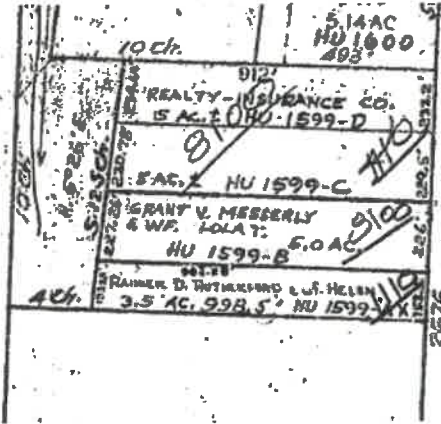


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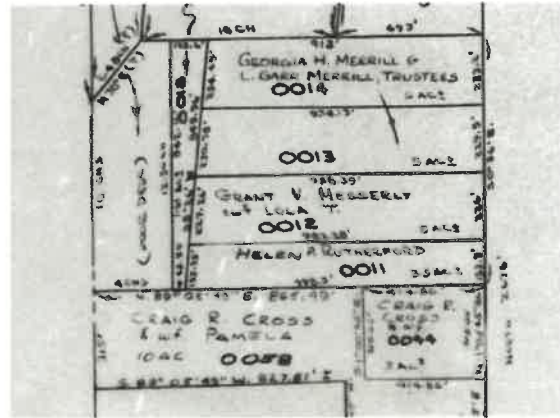
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Exhibit "B"

1966



1992



2023



