



### Notice of Buildable Parcel

December 7, 2023

**Re:** Properties identified as Parcel #22-071-0009

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

To whom it may concern,

The land with Parcel Number 22-071-0009 is currently zoned FV-3 which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Chapter 101-2 of the Weber County Land Use Code (LUC). The subject parcel is a "Lot of Record" as defined in LUC §101-2-13, and as provided in paragraph h 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 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 has reviewed the parcel as it exists today at the landowner's request. 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.



**Weber County**

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 7 day of December 2023

\_\_\_\_\_

Weber County Planning Division

STATE OF UTAH)  
:SS  
COUNTY OF WEBER)

On this 7 day of December 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:





**Weber County**

Exhibit "A"

**Legal Description of Property**

PARCEL OF GROUND BEING IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEING PART OF LOT 4 OF BLAKE HOLLEY SUBDIVISION FOUND AT BOOK 20 PAGE 64. BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID LOT 4, SAID POINT BEING 1411.24 FEET NORTH 89°15'42" WEST ALONG THE SECTION LINE AND NORTH 8°42'41" EAST 213.76 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28, AND RUNNING THENCE NORTH 84°01'23" WEST 253.60 FEET TO A GREAT BASIN REBAR AND CAP; THENCE NORTH 05°52'47" EAST 75.21 FEET TO A GREAT BASIN REBAR AND CAP; THENCE NORTH 84°07'13" WEST 232.06 FEET TO THE WEST BOUNDS OF SAID LOT FOUR; THENCE ALONG THE WEST, NORTH, AND EAST BOUNDS OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°44'17" EAST 183.44 FEET, (2) SOUTH 71°59'16" EAST 521.10 FEET, AND (3) SOUTH 08°42'41" WEST 149.00 FEET TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]