



Weber County

Weber County Planning Division
www.webercountyutah.gov/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

Buildable Parcel Determinations

Buildable Parcel Determinations are a service provided to homeowners verifying if a property is eligible for a land use permit. Many lending institutions require a document indicating the ability of a home to be rebuilt in the event it is destroyed. This process involves Staff researching the property, making a determination, writing the letter, recording it, and sending it to the applicant.

A pre-application meeting is required prior to application submittal; please call (801) 399-8371 to make an appointment.

Date of pre-application review meeting: _____ Time: _____
Staff member assigned to process application: _____

APPLICATION DEADLINE: Once an application is submitted, a staff member will be assigned the case and perform the necessary research. This can take a couple of days to a couple of weeks or longer, depending on the complexity of the issues.

Application Submittal Checklist

The following is required as part of the application form submittal:

- ☐ Complete Application Form
- ☐ A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- ☐ Obtain signature of the owner(s) on the application and any authorized representatives
- ☐ Provide as much information as possible, such as parcel number, any variances that were granted, previous owners, and subdivision names.

Fee Schedule

Property Zoning

AV-3

Fee Required _____

- Notice of Buildable or Non-Buildable Parcel \$25 an hour plus copies

Purpose and Intent of a Buildable Parcel Determination

Buildable Parcel Determinations are a service provided to homeowners seeking to know if a property is eligible for a land use permit.

Buildable Parcel Determination Application

Requests are recommended to be submitted with an appointment. (801) 399-8371. 2380 Washington Blvd. Suite 240 Ogden, UT 84401

Date Submitted/Completed (Office Use)

Fees (Office Use)

Receipt Number (Office Use)

Requesters Contact Information

Name

Brooks, Karen Walker

Mailing Address

3261 N. River Drive
Eden, UT 84310

Phone

801-430-2614

Fax

Email Address

Brooks.Walker@icloud.com

Preferred Method of Correspondence

☐ Email

☒ Mail

Property Information

Address

3261 N. River Drive
Eden, UT 84310

Current Zoning

Land Serial Number(s)

22-022-0105 / 22-022-0126

NOTICE: The Weber County Planning Division will record the results of this request with the Weber County Recorder's Office in the form of a BUILDABLE PARCEL NOTICE or a NON-BUILDABLE PARCEL NOTICE.

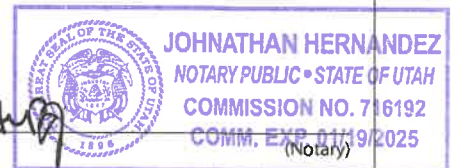
Property Owner Affidavit

I (We), Brooks, Karen Walker Trustees depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Karen L. Walker Trustee
(Property Owner)

Brooks Walker Trustee
(Property Owner)

Subscribed and sworn to me this 1st day of October, 20 24



Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

EXHIBIT A

Parcel 1:

Part of the Northeast quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows: Beginning at a point 926.02 feet North and 581.02 feet East of the Southwest corner of said Northeast quarter, and running thence South $41^{\circ}04'$ East 150 feet; thence South $47^{\circ}30'$ West 291.4 feet; thence North $41^{\circ}04'$ West 150 feet; thence North $47^{\circ}30'$ East 291.4 feet to the point of beginning.

Parcel No.: 22-022-0105

House

Parcel 2:

Part of the Northeast quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows: Beginning at a point 534.93 feet North and 503.72 feet East and North $51^{\circ}14'07.6''$ East 291.54 feet and North $41^{\circ}04'$ West 150 feet and South $47^{\circ}30'$ West 291.4 feet from the Southwest corner of said Northeast quarter, and running thence North $41^{\circ}04'$ West 150 feet; thence South $47^{\circ}30'$ West 378.60 feet; thence South $41^{\circ}04'$ East 150 feet; thence North $47^{\circ}30'$ East 378.60 feet to the point of beginning.

parcel No: 22-022-0126

Zone

AV-3 both

TDR

WEBER COUNTY RECORDER

ABSTRACT OF TITLE

SERIAL NUMBER: 22-022-0105

PRIOR SERIAL NUMBERS (22-022-0002)

OWNER: KAREN & BROOKS WALKER LIVING TRUST	3261 N RIVER DR EDEN UT 843109501	TAX UNIT 28
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DESCRIPTION OF PROPERTY: 1978 ORIG; ACRES: 1

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 926.02 FEET NORTH AND 581.02 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE SOUTH 41D04' EAST 150 FEET; THENCE SOUTH 47D30' WEST 291.4 FEET; THENCE NORTH 41D04' WEST 150 FEET; THENCE NORTH 47D30' EAST 291.4 FEET TO THE PLACE OF BEGINNING.

GRANTOR/ GRANTEE	KIND OF DOC CONSIDERATION TP	BOOK - PAGE ENTRY NBR	REC DATE DOC DATE	TIME RELEASE	ABSTRACT DT ENTRY REF
RUSSELL, DEE J & WF OGDEN RAILWAY CR UN ETAL	DEED OF TRST \$13,110.00	1370- 101 823293	31-OCT-1980 10/30/1980 -		08:42
OGDEN RAILWAY EMPLOYEES CR UN WHOM IT MAY CONCERN	REQ FOR NTC \$.00	1370- 105 823294	31-OCT-1980 10/30/1980	1254- 114	08:43
STORY, ERMA R OGDEN RAILWAY CR UN	SUBORD AGRMT \$.00	1370- 106 823295	31-OCT-1980 10/30/1980	1370- 101	08:43
BOARD OF COUNTY COMMISSIONERS WHOM IT MAY CONCERN	ORDNCE \$.00	1394-1772 849262	22-DEC-1981 12/21/1981 -		11:57
RUSSELL, DEE J & WF MOUNTAINWEST SAVINGS & LOAN	DEED OF TRST \$17,000.00	1416-0948 871276	10-JAN-1983 01/04/1983 -		10:38
STORY, ERMA R MOUNTAINWEST SAVINGS & LOAN	SUBORD AGRMT \$.00	1416-0952 871277	10-JAN-1983 12/28/1982	1257-0406	10:39
HOME ABSTRACT & TITLE CO TR RUSSELL, DEE J & WF	RECON \$.00	1421-0986 876408	28-MAR-1983 03/23/1983	1370-0101	03:54
RUSSELL, DEE J & DIANE S DEETER, WILLIAM RANDOLPH & WF	WD \$10.00	1511-2515 1002836	16-MAR-1987 03/13/1987 -		02:47
DEETER, WILLIAM RANDOLPH & WF UNITED SAV & LN ASSOC ETAL	TRUST DD \$110,000.00	1511-2516 1002837	16-MAR-1987 03/11/1987 -		02:48
OGDEN FIRST FED SV & LN ASSN TR RUSSELL, DEE J & WF	RECON \$.00	1512-0967 1003691	23-MAR-1987 03/18/1987	1251-0114	08:28
UNITED SAVINGS & LOAN ASSN WESTERN MORTGAGE LOAN CORP	ASGNMT \$.00	1512-1995 1004253	26-MAR-1987 03/24/1987 -		11:21
UNITED SAVINGS & LOAN ASSN WESTERN MORTGAGE LOAN CORP	ASGNMT \$.00	1513-0573 1004992	01-APR-1987 03/24/1987	1511-2516	11:24
HOME ABSTRACT & TITLE CO TR RUSSELL, DEE J & WF	RECON \$.00	1514-1843 1007196	20-APR-1987 04/06/1987	1257-0406	11:04
MOUNTAINWEST SV & LN RUSSELL, DEE J & WF	RECON \$.00	1535-0061 1039320	29-FEB-1988 02/10/1988	1416-0948	04:14
WEBER BASIN WTR CONSERV DIST DEETER, WILLIAM RANDY ETAL	ORDER ON PETN \$.00	1535-1481 1040013	09-MAR-1988 02/26/1988 -		08:59
DEETER, WILLIAM RANDOLPH & WF BURBIDGE, ROBERT & WF	WD \$10.00	1599-2710 1140298	21-MAY-1991 05/20/1991 -		10:30
BURBIDGE, ROBERT ETAL DEETER, WILLIAM RANDOLPH ETAL	TRUST DD \$24,216.10	1599-2712 1140299	21-MAY-1991 05/20/1991 -		10:31

GRANTOR/ GRANTEE	KIND OF DOC CONSIDERATION	TP	BOOK - PAGE ENTRY NBR	REC DATE DOC DATE	TIME RELEASE	ABSTRACT DT ENTRY REF
WEBER BASIN WTR CONSERV DIST BURBIDGE, ROBERT D ETAL	ORDR ON PETN	\$0.00	1608-1000 1152741	20-SEP-1991 08/30/1991 -		08:15
BURBIDGE, ROBERT & WF KEY BK OF UT	TRUST DD	\$44,700.00	1663-2489 1226256	17-MAY-1993 05/14/1993 -		04:58
KEY BK OF UT WHOM IT MAY CONCERN	REQ FOR NTC	\$0.00	1663-2495 1226257	17-MAY-1993 05/14/1993	1511-2516	04:59
U S TITLE OF UT CO TR BURBIDGE, ROBERT ETAL	RECON	\$0.00	1667-1358 1230690	14-JUN-1993 06/11/1993	1599-2712	09:05
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #18-96	\$0.00	1801-0295 1399404	12-APR-1996 04/03/1996 -		10:42
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #25-96	\$0.00	1811-2786 1413086	18-JUN-1996 05/15/1996 -		09:23
BURBIDGE, ROBERT AKA ETAL MEYER, STACEY ETAL	WD	\$10.00	1904-0454 1518085	28-JAN-1998 01/23/1998 -		04:22
MEYER, STACEY ETAL HCL FIN INC ETAL	DEED OF TRST	\$193,500.00	1904-0456 1518086	28-JAN-1998 01/21/1998 -		04:23
HCL FIN INC ICI FNDNG CORP	ASGNMT	\$0.00	1907-0388 1521040	11-FEB-1998 // -		08:32
EDEN IRRIGATION CO WTR WOLF CRK IRRIGATION CO WTR	ASGN WTR RIGHT	\$10.00	1919-1854 1534105	07-APR-1998 11/18/1997 -		10:40
KEYBANK FKA TR BURBIDGE, ROBERT ETAL	RECON	\$0.00	1927-1027 1543180	07-MAY-1998 02/26/1998	1663-2489	04:26
WESTERN MTG LN CORP STAR BK ETAL	ASGNMT	\$0.00	1930-0795 1546728	22-MAY-1998 03/27/1987	1511-2516	09:18
STAR BK ETAL LUNDBERG, SCOTT	ASGNMT	\$0.00	1930-0796 1546729	22-MAY-1998 03/17/1998	1511-2516	09:19
LUNDBERG, J SCOTT TR DEETER, WILLIAM RANDOLPH ETAL	RECON	\$0.00	1930-0798 1546730	22-MAY-1998 04/07/1998	1511-2516	09:19
ICI FUNDING CORP BANKERS TRUST CO	ASGNMT	\$0.00	1944-1061 1562495	29-JUL-1998 // 1904-956		08:38
WESTERN MTG LOAN CORP GREAT FINL BANK	ASGNMT	\$0.00	1976-2480 1595484	08-DEC-1998 11/05/1997	1511-2516	09:01
MEYER, STACEY ETAL PORTER, MARK ALLEN & WF	WD	\$10.00	2015-2152 1640700	02-JUN-1999 05/28/1999 -		12:49
PORTER, MARK ALLEN & WF WESTERN FIDELITY MTG CO ETAL	DEED OF TRST	\$183,200.00	2015-2154 1640701	02-JUN-1999 05/28/1999 -		12:49
WESTERN FIDELITY MTG CO RESIDENTIAL FUNDING CORP	ASGNMT	\$0.00	2015-2162 1640702	02-JUN-1999 05/28/1999	2015-2154	12:50
BANKERS TRUST CO ETAL LUNDBERG, J SCOTT ETAL	SUB TR/RECON	\$0.00	2030-2645 1658774	27-AUG-1999 // 1904-456		08:33
WESTERN FIDELITY MTG CO BANKERS TRST CO	ASGNMT	\$0.00	2034-2447 1663407	21-SEP-1999 05/28/1999	2015-2154	08:31
PORTER, ALLEN ETAL STAKER & PARSONS COMP	NTC OF LIEN	\$874.95	2258-2418 1871347	29-AUG-2002 07/31/2002 -		03:40
PORTER, MARK ALLEN ETAL STAKER & PARSON CO	REL OF LIEN	\$0.00	2284-2084 1888756	12-NOV-2002 11/08/2002 -		03:34
						18713407

GRANTOR/ GRANTEE	KIND OF DOC CONSIDERATION TP	BOOK - PAGE ENTRY NBR	REC DATE DOC DATE	TIME RELEASE	ABSTRACT DT ENTRY REF
PORTER, MARK ALLEN & WF MERS ETAL	DEED OF TRST \$210,000.00	2287-2441 1890966	20-NOV-2002 11/11/2002 -	04:19	
BANKERS TRS CO TR RIVERS, ROD	SUB TR \$0.00	2311-1451 1907747	28-JAN-2003 12/19/2002 2015-2154	09:24	1640701
RIVERS, ROD TR PORTER, MARK ALLEN & WF	RECON \$0.00	2311-1453 1907748	28-JAN-2003 01/13/2003 2015-2154	09:24	1640701
MOUNTAIN VW TTL TR PORTER, MARK ALLEN ETAL	RECON \$0.00	2312-1088 1908453	29-JAN-2003 // 2015-2154	03:19	1640701
PORTER, MARK ALLEN ETAL WALKER, KAREN	WD \$10.00	- 2108508	10-JUN-2005 06/03/2005 -	08:12	
WALKER, KAREN FIELDSTONE MTG CO ETAL	DEED OF TRST \$217,500.00	- 2108509	10-JUN-2005 06/09/2005 -	08:12	
SIB MTG CORP ETAL RIVERS, ROD ETAL	SUB TR/RECON \$0.00	- 2116560	19-JUL-2005 06/24/2005 2287-2441	09:29	1890966
WEBER COUNTY WHOM IT MAY CONCERN	RESOL 23-2005 \$0.00	- 2156401	24-JAN-2006 07/12/2005 -	02:31	
WALKER, KAREN FIELDSTONE MTG ETAL	DEED OF TRST \$225,000.00	- 2270918	13-JUN-2007 06/06/2007 -	04:25	
FIELDSTONE MTG ETAL RIVERS, ROD ETAL	SUB TR/RECON \$0.00	- 2277073	11-JUL-2007 06/22/2007 -	08:40	2108509
WALKER, KAREN WALKER, KAREN	WD \$10.00	- 2523549	15-APR-2011 04/11/2011 -	02:29	15-APR-2011
WALKER, KAREN PROVIDENT FUNDING ASSOC ETAL	DEED OF TRST \$216,000.00	- 2523550	15-APR-2011 04/08/2011 -	02:29	15-APR-2011
MERS CITICORP TRUST BANK FSB	SUB TR \$0.00	- 2534357	18-JUL-2011 // -	10:57	18-JUL-2011
CITICORP TRUST BANK FSB TR WALKER, KAREN	RECON \$0.00	- 2534358	18-JUL-2011 07/07/2011 -	10:57	18-JUL-2011 2270918
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #27-2012 \$0.00	- 2610456	13-DEC-2012 12/11/2012 -	10:38	
WALKER, KAREN PROVIDENT FUNDING ASSOC ETAL	DEED OF TRST \$214,000.00	- 2611904	21-DEC-2012 12/05/2012 -	02:45	21-DEC-2012
STATE OF UTAH WHOM IT MAY CONCERN	CERT OF CREATION \$0.00	- 2718461	20-JAN-2015 12/01/2014 -	01:50	20-JAN-2015
WEBER COUNTY WHOM IT MAY CONCERN	AFFT	- 2725109	09-MAR-2015 03/09/2015 -	09:38	
WALKER, KAREN AMERICA FIRST FED CR UN	TRUST DD \$50,000.00	- 2754190	02-SEP-2015 08/31/2015 -	12:39	02-SEP-2015
STATE OF UTAH WHOM IT MAY CONCERN	CERT DISSOLUTION \$0.00	- 2795066	25-MAY-2016 // -	11:23	15-JUN-2016
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #12-2016 \$0.00	- 2795067	25-MAY-2016 05/10/2016 -	11:24	13-JUN-2016
WEBER COUNTY WHOM IT MAY CONCERN	ADDRESS AFFT \$0.00	- 2811097	24-AUG-2016 08/24/2016 -	02:43	19-SEP-2016
WALDRUP, STEVE WHOM IT MAY CONCERN	ANNEX PLAT \$0.00	81-029 2889193	09-NOV-2017 // -	02:11	04-JAN-2018

GRANTOR/ GRANTEE	KIND OF DOC CONSIDERATION TP	BOOK - PAGE ENTRY NBR	REC DATE DOC DATE	TIME RELEASE	ABSTRACT DT ENTRY REF
STATE OF UTAH WHOM IT MAY CONCERN	CERT BNDRY ADJUST \$0.00	- 2889194	09-NOV-2017 10/24/2017 -	02:11	29-JAN-2018
OGDEN VALLEY PARKS SERVICE AREA WHOM IT MAY CONCERN	BNDRY ADJUST \$0.00	- 2889195	09-NOV-2017 07/13/2017 -	02:12	29-JAN-2018
OGDEN VALLEY PARKS SERVICES AREA WHOM IT MAY CONCERN	RESOL 3&4 \$0.00	- 2889196	09-NOV-2017 07/13/2017 -	02:13	29-JAN-2018
WALKER, KAREN AMERICA FIRST FED CR UN	TRUST DD \$90,000.00	- 2922561	25-MAY-2018 05/23/2018 -	01:17	25-MAY-2018
AMERICA FIRST FED CR UN TR WALKER, KAREN	RECON \$0.00	- 2929814	09-JUL-2018 06/19/2018 -	03:37	09-JUL-2018 2754190
AMERICA FIRST FED CR UN TR WALKER, KAREN	RECON \$0.00	- 3118074	14-JAN-2021 12/22/2020 -	04:22	26-JAN-2021 2922561
WALKER, KAREN PARKSIDE LENDING LLC ETAL	DEED OF TRST \$174,000.00	- 3120243	25-JAN-2021 01/20/2021 -	10:00	25-JAN-2021
FIRST AMERICAN TTL INS CO TR WALKER, KAREN	RECON	- 3139756	31-MAR-2021 03/29/2021 -	08:20	31-MAR-2021 2611904
WALKER, KAREN KAREN & BROOKS WALKER LIVING TRUST	QCD \$10.00	- 3321807	15-APR-2024 04/15/2024 -	04:14	15-APR-2024
KAREN & BROOKS WALKER LIVING TRUST AMERICA FIRST FED CR UN	TRUST DD \$150,000.00	- 3323880	30-APR-2024 04/15/2024 -	02:15	30-APR-2024
AMERICA FIRST FED CR UN WHOM IT MAY CONCERN	REQ FOR NTC \$0.00	- 3325540	14-MAY-2024 05/03/2024 -	10:29	31-MAY-2024 3120243

*** RUN DATE: 17-JUL-2024 11:25 AM ***

*** END OF ABSTRACT ***