



Weber County

Notice of Buildable Parcel

7-18-2025

Re: Properties identified as Parcel 20-035-0032

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 20-035-0032 is currently zoned Forest Valley-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 (d) 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:*
 - a. The reconfiguration did not make the parcel or lot more nonconforming;
 - b. No new lot or parcel was created; and
 - c. 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.



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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 _____ day of _____, 20__

Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this _____ day of _____, 20__, the signer of the foregoing instrument, named _____, personally appeared before me, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Residing at:



Weber County

Exhibit "A"

Legal Description of Property

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1680.00 FEET SOUTH 89D36'25" WEST, 107.04 FEET NORTH, 375.33 FEET NORTH 75D55'20" WEST, 360.00 FEET SOUTH 77D00' WEST, 847.02 FEET SOUTH 85D00' WEST, 552.92 FEET SOUTH 53D25'05" WEST, 799.99 FEET SOUTH 33D00' WEST, 364.56 FEET SOUTH 7D51'16" WEST AND 401.58 FEET SOUTH 82D00' EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE SOUTH 82D00' EAST 377.81 FEET; THENCE SOUTH 9D16'20" WEST 507.09 FEET TO THE NORTHERLY LINE OF THE SNOW BASIN ROAD; THENCE WESTERLY 2 COURSES ALONG SAID NORTHERLY LINE AS FOLLOWS: SOUTH 76D53'13" WEST 164.87 FEET AND ALONG THE ARC OF A 592.00 FOOT RADIUS CURVE TO THE RIGHT 238.69 FEET; THENCE NORTH 9D59'19" EAST 606.10 FEET TO THE POINT OF BEGINNING.