



**Notice of Buildable Parcel**



\*W3101042\*

November 9, 2020

**Re:** Property identified as Parcel # 07-099-0017

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

To whom it may concern,

The land with Parcel Number 07-099-0017 is currently zoned Residential Estates (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). The subject parcel was found to be a "Lot of Record" as defined in LUC§101-1-7 paragraph 4 below:

*Lot of record. A lot of record is defined as any one of the following circumstances:*

- (1) 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*
- (2) 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*
- (3) 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*
- (4) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; or*
- (5) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single family dwelling prior to July 1, 1992; or*
- (6) 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.*

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.



Exhibit "A"

Parcel # 07-099-0017

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 450.98 FEET, NORTH 493.19 FEET, AND SOUTH 78D22' EAST 334.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24; RUNNING THENCE NORTH 25D11'08" EAST 244.79 FEET; THENCE NORTH 42D30' EAST 224.50 FEET; THENCE SOUTH 81D19'23" EAST 226.40 FEET; THENCE SOUTH 11D15'25" EAST 29.86 FEET; THENCE SOUTH 88D59' WEST 192.1 FEET, MORE OR LESS; THENCE SOUTH 32D18' WEST 42.02 FEET; THENCE SOUTH 17D18' WEST 152.4 FEET, MORE OR LESS; THENCE SOUTH 56D23' EAST 156.0 FEET; THENCE NORTH 76D32' EAST 161.5 FEET; THENCE SOUTH 19D02' WEST 192.00 FEET; THENCE NORTH 78D22' WEST 459.23 FEET TO THE POINT OF BEGINNING. CONTAINING 2.49 ACRES.



**Weber County**


Dated this 9 day of Nov, 2020

  
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Steve Burton, Planner  
Weber County Planning Division

STATE OF UTAH)  
:SS  
COUNTY OF WEBER)

On this 9 day of Nov, 2020 personally appeared before me,  
Steve Burton, the signer of the foregoing instrument, who duly acknowledged  
to me that he executed the same.

  
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Notary Public  
Residing at:

