Buildable	Parcel Dete	ermination Application
Requests are recommended to be subr	nitted with an appointn	nent. (801) 399-8791. 2380 Washington Blvd. Suite 240 Ogden, UT 1401
Date Submitted/Completed (Office Use)	Fees (Office Use)	Receipt Number (Office Use)
Requesters Contact Information	50 (els) e-	
Name Kerry Wangsgard		Mailing Address 1322 E. 2400 N.
Phone 801-388-3114	Fax	No. Ogden, Ut. 84414
Email Address kwangsgard@americafirst.com		Preferred Method of Correspondence   XIEmail □ Mail
Property Information		
4100 N. 2900 E. Liberty, Ut. 84310		Current Zoning AV-3
		Land Serial Number(s) 22-009-0032
		cord the results of this request with the Weber County CEL NOTICE or a NON-BUILDABLE PARCEL NOTICE.
Property Owner Affidavit		
application and that the statements herein con	rpany Trustee	nd say that I (we) am (are) the owner(s) of the property identified in this ded in the attached plans and other exhibits are in all respects true and correct  Our Katherine M. Tahnson  WHITNEY SHUPE  NOTARY PUBLIC • STATE OF UTAN  COMM. EXP. 07/11/2023
		(Notary)
Authorized Representative Affidavit		
I (We),		s) of the real property described in the attached application, do authorized as to represent me (us) regarding the attached application and to appear cy considering this application and to act in all respects as our agent in matters
(Property Owner)		(Property Owner)
Dated thisday of signer(s) of the Representative Authorization Af	, 20, personally app fidavit who duly acknowledg	peared before me the ged to me that they executed the same.
		(Notary)

Buildable	Parcel Dete	rmination Application
Requests are recommended to be subr	nitted with an appointm	ent. (801) 399-8791. 2380 Washington Blvd. Suite 240 Ogden, UT
Date Submitted/Completed (Office Use)	Fees (Office Use)	Receipt Number (Office Use)
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Phone 801-388-3114	Fax	No. Ogden, Ut. 84414
Email Address kwangsgard@americafirst.com		Preferred Method of Correspondence  ☑Email □Mail
Property Information		
Address 4100 N. 2900 E.		Current Zoning AV-3
Liberty, Ut. 84310		Land Serial Number(s) 22-009-0002,
NOTICE: The Weber County Pla Recorder's Office in the form of	nning Division will red of a BUILDABLE PARC	cord the results of this request with the Weber County CEL NOTICE or a NON-BUILDABLE PARCEL NOTICE.
Property Owner Affidavit		
application and that the statements herein con	tained, the information providing any Trustee	And say that I (we) am (are) the owner(s) of the property identified in this ded in the attached plans and other exhibits are in all respects true and correct  Cor Katherine m Tohnson  WHITNEY SHUPE  (Property Owner COMMISSION NO. 707194  COMM. EXP. 07/11/2023
Authorized Representative Affidavit		
pertaining to the attached application.  (Property Owner)	legislative body in the Count	s) of the real property described in the attached application, do authorized as to represent me (us) regarding the attached application and to appear ty considering this application and to act in all respects as our agent in matters  (Property Owner)  Described to me that they executed the same.
		(Notary)



#### **Notice of Buildable Parcel**



\*W3116178\*

December 28, 2020

Re: Property identified as Parcel # 22-009-0002

Legal Description: See attached Exhibit "A"

E# 3116178 PG 1 OF 3 LEANN H KILTS, WEBER COUNTY RECORDER 07-JAN-21 420 PM FEE \$.00 DEP GC REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 22-009-0002 is currently zoned Agricultural Valley (AV-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§101-1-7 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.



# EH 3116178 PG 2 OF 3

Dated this day of Janvary 201
Planner Weber County Planning Division
STATE OF UTAH)
:ss COUNTY OF WEBER)
On this 71- day of January 2021, personally appeared before me that he executed the same.
Notary Public  Residing at:  A. NIN J. MORBY  NO -AT PUBLIC • STATE OF UTAH  COMMISSION NO. 705242  COMM. EXP. 03-18-2023



### Exhibit "A"

Parcel # 22-009-0002

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S.SURVEY:BEGINNING ON NORTH LINE OF COUNTY ROAD 766.5 FEET WEST AND 80RODS SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 19, THENCE WESTERLY AND NORTHWESTERLY ALONG SAID ROAD TO A POINT300 FEET NORTH OF SOUTH LINE OF NORTH HALF OF SAID QUARTERSECTION; THENCE EAST PARALLEL TO SAID SOUTH LINE 579 FEET TOCENTER OF NORTH AND SOUTH COUNTY ROAD; THENCE SOUTHEASTERLYALONG CENTER OF ROAD TO A POINT 180 FEET NORTH OF THE NORTHLINE OF THE EAST-WEST COUNTY ROAD, THENCE SOUTHEASTERLY ALONGAN OLD FENCE TO A POINT 167 FEET SOUTHEASTERLY FROM EAST LINEOF NORTH SOUTH ROAD, THENCE SOUTH 33 FEET TO CHICKEN CREEK, THENCE EASTERLY ALONG CREEK TO A POINT NORTH OF BEGINNING, THENCE SOUTH TO BEGINNING.



#### **Notice of Buildable Parcel**



\*W3116179\*

December 28, 2020

Re: Property identified as Parcel # 22-009-0032

Legal Description: See attached Exhibit "A"

To whom it may concern,

E# 3116179 PG 1 OF 3 LEANN H KILTS, WEBER COUNTY RECORDER 07-JAN-21 421 PM FEE \$.00 DEP DC REC FOR: WEBER COUNTY PLANNING

The land with Parcel Number 22-009-0032 is currently zoned Agricultural Valley (AV-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§101-1-7 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.





Dated this 7 day of January, 2021

\_\_\_\_\_\_, Planner Weber County Planning Division

STATE OF UTAH)

:ss

**COUNTY OF WEBER)** 

On this day of James, 2021, personally appeared before me, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public Residing at:







## Exhibit "A"

Parcel # 22-009-0032

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 712.7 FEET AND SOUTH657.0 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTEROF SAID SECTION 19 AND RUNNING THENCE EAST 414.7 FEET TOCENTERLINE OF COUNTY ROAD, THENCE ALONG SAID CENTER LINE SOUTH12D00'20" EAST 230.2 FEET, THENCE SOUTH 40D07' EAST 255.5 FEET, ALSO ALONG SAID CENTERLINE TO FENCE LINES PRODUCED, THENCE SOUTH 85D17'15" WEST 629.3 FEET ALONG EXISTING FENCE TOA POINT ON CENTERLINE OF NORTH OGDEN ROAD, THENCE ALONG CENTERLINE NORTH 40D36' WEST 126.5 FEET, THENCE NORTH 49D24' EAST108.4 FEET, THENCE NORTH 305.8 FEET TO POINT OF BEGINNING.