



Weber County



W3120258

Notice of Buildable Parcel

01/25/2021

Re: Property identified as Parcel # 22-049-0008

Legal Description: See attached Exhibit "A"

EW 3120258 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
25-JAN-21 1044 AM FEE 4.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 22-049-0008 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 3 below (see Exhibit B):

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.



Weber County

Dated this 25 day of January, 2021

[Signature]

Scott Perkas, Planner
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 25 day of Jan, 2021 personally appeared before me, Scott Perkas, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]

Notary Public
Residing at:





Weber County

Exhibit "A"

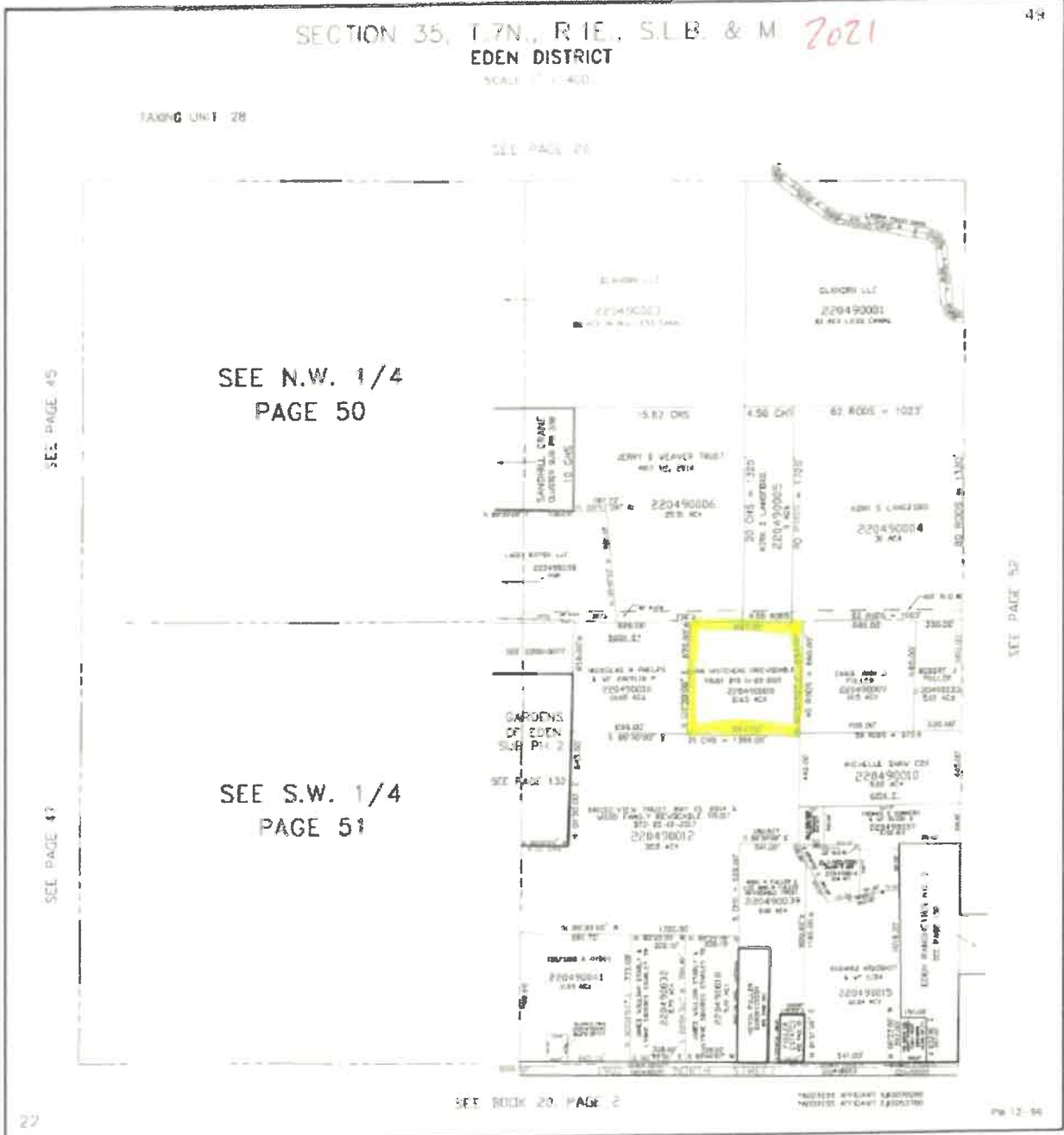
Parcel # 22-049-0010

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 61 RODS 10 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 1D30' WEST 683 FEET, MORE OR LESS, TO THE JOS. BACHMAN LAND; THENCE NORTH 88D30' WEST 687 FEET; THENCE NORTH 1D30' EAST 670 FEET, TO ROAD; THENCE WEST 687 FEET TO THE PLACE OF BEGINNING. CONTAINING 10.65 ACRES.



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Exhibit "B"





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SECTION 35 T. 7 N. R. 1 E. S. L. B & M.
Eden District
Scale 1"=200 feet

ELSON COUNTY MANTRIPAL DISTRICT

1966

SEE P. 29

U.S.A. SEC. 35
FOLLOWING 40-1999

