



Weber County



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OFFICE OF THE WEBER COUNTY RECORDER
COURT-21 916 AM FEE \$1.00 COP BY
REC. TRS. WEBER COUNTY PLANNING

Notice of Non-buildable Parcel

March 5, 2021

Re: Property identified as Parcel # 15-028-0053

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 15-028-0053 is currently zoned Agricultural 2 (A-2) 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 is not a "Lot of Record" because it does not meet any of the circumstances listed in LUC§101-1-7 that are described 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 cannot issue a Land Use Permit to develop this parcel until the parcel meets one of the above described circumstances.

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 5th day of March, 2021

Steve Burton, Planner
Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 5 day of March, 2021, personally appeared before me, Steve Burton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:

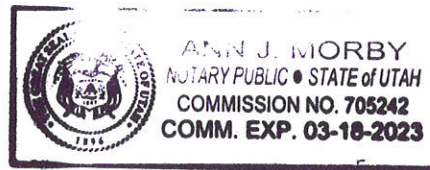


Exhibit "A"

PARCEL OF LAND BEING PART OF AN ENTIRE TRACT OF PROPERTY, PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING 300.50 FEET EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST CORNER OF SAID SECTION 9, THENCE RUNNING NORTH 0D52'00" EAST 413.00 FEET ALONG A FENCE, THENCE SOUTH 85D00'00" EAST 416.50 FEET, THENCE SOUTH 83D10'00" EAST 600.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE SOUTH ALONG SAID LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE WEST 407.5 FEET, THENCE SOUTH 0D56'30" WEST 1569.48 FEET TO NORTH LINE OF THE CFARLAND SUBDIVISION, THENCE NORTH 89D03'30" WEST 30.00 FEET ALONG SAID NORTH LINE, THENCE NORTH 0D56'30" EAST 1571.46 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE WEST 579.44 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.56 ACRES OR 416381 SQUARE FEET IN AREA. E# 2980231